



**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**

STAFF REPORT

TO: CASTRO VALLEY MUNICIPAL ADVISORY COUNCIL
HEARING DATE: January 12, 2015

GENERAL INFORMATION

APPLICATION TYPE & NUMBER: Preliminary Rezoning, PLN2014-00173

OWNER/ APPLICANT: Rutishauser / DRG Builders Inc.- Heaton

PROPOSAL: To allow a General Plan Amendment (open space to residential), a rezoning and a subdivision (TR-8218) of 1 site from a PD (Planned Development) District allowing Neighborhood Commercial uses to a PD District allowing 8 single family dwellings.

ADDRESS AND SIZE OF PARCEL: Villareal Drive, south side, 75 feet west of Clement Drive, unincorporated Castro Valley area of Alameda County, designated Assessor's Parcel Number: 085A-6405-166. 55,757 square feet (1.28 acres).

ZONING: PD (Planned Development, under Zoning Unit 2169) District allowing Neighborhood Commercial uses.

GENERAL PLAN DESIGNATION: This site is within the Castro Valley General Plan adopted by Alameda County Board of Supervisors on March 27, 2012. The Plan designates the site as Open Space-Parks (OS-P).

ENVIRONMENTAL REVIEW: The Planning Department has reviewed the application and no determination has been made as to the appropriate California Environmental Quality Act, and State and County CEQA Guidelines to use for this project. Depending on the referral comments received, the Planning Department will determine the proper CEQA review to apply to the project. It is anticipated that a Negative Declaration or Mitigated Negative Declaration may be required for the project."

RECOMMENDATION

Staff recommends that the Castro Valley Municipal Advisory Council provide comments and direction for Planning Staff and the Applicant.

PARCEL ZONING HISTORY

August 8, 1957, Zoning Unit 141 designated the site as "A" (Agricultural) District.

August 5, 1978, 1334th, 1336th Zoning Unit reclassified the property from A (Agricultural) District, to PD (Planned Development) District, allowing residential uses. (1220 units – 692 detached/528 attached). {Slater and Jensen Ranch consolidated}

August 4, 1983 (modified September 4, 1983), 1529th Zoning Unit reclassified the property from PD (Planned Development) District allowing residential uses to PD (Planned Development) District, allowing for commercial uses. (1916 units)

December 17, 2001, 2151st Zoning Unit was submitted to rezone the property to a PD (Planned Development) District and allow the construction of 15 town homes. Application was withdrawn on March 18, 2002.

April 1, 2004, 2169th Zoning Unit, the Board of Supervisors denied petition to reclassify the subject property from a PD (Planned Development) District allowing commercial uses, to a PD (Planned Development) District allowing eight residential units

July 10, 2006, 2232nd Zoning Unit and Tentative Map, Tract 7370 was submitted to rezone the subject property from a PD (Planned Development) District allowing commercial uses, to a PD (Planned Development) District allowing ten residential units and parking for the adjacent community facility, on one site containing approximately 1.28 acres. This application was withdrawn on August 14, 2006.

July 21, 2014, PLN2014-00124 Pre-application meeting discussed a rezoning and subdivision of one site 1.28 acres in area into eight single family lots.

SITE AND CONTEXT DESCRIPTION

Physical Features: The 1.28 acre site is irregularly shaped and relatively flat. The site is currently vacant.

Adjacent Area: The Alameda County Fire Station #7 is located adjacent to the vacant lot. On the opposite side is the Palomares Hills Clubhouse which includes tennis courts a swimming pool and a community center building. Behind the site is a large open space area that slopes downward toward the canyon. Across Villareal Drive are single family residential lots.

PROJECT DESCRIPTION

The project proposal is to rezone and subdivide a 1.28 acre parcel into 8 single family lots ranging in size from approximately 4,391 square feet in area to approximately 6,321 square feet. The proposal would be inconsistent with the current PD (Planned Development under Zoning Unit 1529) District which allows C-N (Neighborhood Commercial) District uses. In addition, the project will require a General Plan Amendment to change the land use designation within the Castro Valley General Plan of Open Space-Park area to a Single Family Residential designation that will support the project. The proposed lots would be accessed through a private street. The project proposes 10 guest parking spaces located at the end of the private street.

STAFF ANALYSIS

Conformance with the Zoning Ordinance

The project proposes 8 single family dwellings which are not allowed under the current PD (Planned Development under Zoning Unit 1529) District which allows C-N (Neighborhood Commercial) District uses. The project would rezone the site to a PD District allowing 8 new lots providing lot sizes under the required 5,000 square minimum building site area for a standard R-1 (Single Family Residence) District; therefore the proposal is requesting a rezoning to a PD (Planned Development) District to allow smaller lot areas ranging between 4,391 square feet (Lot 7) to 6,321 square feet (Lot 1). The single family dwellings will be two-stories, three and four bedrooms and a two-car garage. Based on the site plan provided, it appears the project proposes a side yards ranging from 5 to 9 foot side yards; front and rear yards ranging from 10 to 16 feet deep. The building elevations range from 27 feet to 28.58 which exceeds the 25 feet building height allowed under the zoning ordinance.

Conformance with the General Plan

This site is within the Castro Valley General Plan adopted by Alameda County Board of Supervisors on March 27, 2012. The Plan designates the site as Open Space-Parks (OS-P). The Open Space-Parks designation is intended to provide for current and expected future locations for public parks of all sizes and types in the community. These parks may include a wide range of uses including active playing fields, recreation facilities including buildings, picnic areas, plazas, bicycle and walking trails, water features, passive green spaces, and landscaped areas.

The project proposes to build single family dwelling on the property that is currently designated as open space under the General Plan. The project proposes 8 single family lots on a lot measuring 1.28 acres is area which calculates out to 6.2 dwelling units per gross acre. The General Plan has several single family land use designations. Palomares Hills is filled with a mixture of land use designations including: Hillside Residential (RH) 4-8 units per acre, Residential Small Lot (RSL) 8-12 units per acre; Residential Single Family (R1) 4-8 units per acre; and Rural Residential (RR) 2 units per acre. The development located across Villareal Drive is designated as Hillside Residential (RH) which allows up to 4 to 8 dwelling units per net acre. The RH designation requires lots ranging from 5,000 to 10,000 square feet in area which does not meet this project proposal. Residential Small Lot (RSL) designation allows lot size ranging from 3,500 to 5,000 square feet in area which appears to better describe the project.

The minimum sizes for the proposed subdivision range from 4,391 square feet in area to 6,321 square feet in area. The lot size measures 55,757 square feet in area or 1.28 acres. Therefore, proposing an 8 lot subdivision results in a density of 6.2 units per net acre which is below the allowable density range of Residential Small Lots but it meets the lot sizes. Therefore, the project would be consistent with the General Plan Amendment. The duplexes located north of the site do not meet the lot size for the General Plan; however the units were built in 1986 prior to the current General Plan which was adopted in 2012.

Timeline: The applicant has submitted a timeline showing that the owner has worked with the Palomares Homes Association since August 2013.

Neighborhood Opposition: Planning Staff has received four letters in opposition of the project stating the community is already congested; the existing school is over impacted by the number of students; noise will affect the new residents from the existing community center; and the property should benefit the community. See attached letters.

ATTACHMENTS

Palomares Hills Vacant Lot History
Neighborhood Opposition letters
Referrals
Graphics

Prepared By: Christine Greene, Planner
Reviewed By: Phil Sawrey-Kubicek, Senior Planner

Palomares Hills Vacant Lot Community Outreach History

Date	Description
August 2013	Town Hall notice mailed to 1,610 residents based on Assessor's Office database.
September 2013	Coordinated with Alameda County staff on agenda, presentation and breakout sessions
September 25, 2013	<p>Town Hall Meeting County Staff presented the history, current state and next steps regarding vacant lot.</p> <p>Supervisor Miley stated that the lot owner has property rights and suggested that HOA purchase property to preclude a development project.</p>
November 2013	Supervisor Miley informed HOA that County is willing to pay for an appraisal of the property.
January 2014	County hires appraiser.
February 2014	<p>HOA meeting. Miley staff shares results of appraisal with HOA Board - \$670,000.</p> <p>HOA discussion split between moving forward with property purchase and accepting that property owners will move forward with a project.</p>
March 2014	<p>HOA Board orders a full appraisal to acquire the property. Property manager, Michael Utic, tasked to handle the appraisal.</p> <ul style="list-style-type: none"> - HOA Board again suggested a property swap with a site between Palomares Hills and Crow Canyon Road that is zoned agriculture and open space. - Property swap previously offered to the property owner but a comparable alternative property could not be identified within the project area. <p>HOA Board initiates an effort to reduce the voting requirements from a supermajority (75%) to a simple majority (50%) in the CC&Rs. This change also requires a supermajority.</p>
April 1, 2014	Supervisor's office requests that the HOA take 60 days to decide on property purchase. (by May 30, 2014.)
May 30, 2014	<p>The HOA's appraisal resulted in the same value as the County's restricted appraisal. (\$670,000)</p> <p>The HOA halts effort to reduce the voting requirements from 75% to 50%.</p> <p>HOA opts to do a community survey to gather the community's interest in purchasing the property. The survey expected to take three months.</p>
June 9, 2014	DRG options property for 8 unit residential project.

Palomares Hills Vacant Lot Community Outreach History

Date	Description
June 16, 2014	DRG meets with the Alameda Planning Department to discuss entitlement process.
July 24, 2014	DRG meets with Alameda County Planning Department representatives for Q&A prior to submitting an application.
August 2013	The community interest survey closes. The HOA Board considers a ballot measure to get neighborhood vote due to low survey response rate of 22.5%.
September 5, 2014	<p>The HOA Newsletter presents results of homeowner's survey to purchase the vacant lot.</p> <ul style="list-style-type: none"> • 362 (22.5%) of the 1,609 households responded: <ul style="list-style-type: none"> 116 (32.0%) yes 219 (60.5%) no 27 (7.5%) no response • One-time assessment of \$425: <ul style="list-style-type: none"> 66 (18.2%) yes 252 (69.6%) no 34 (12.1%) no response • \$7 assessment increase: <ul style="list-style-type: none"> 109 (30.1%) yes 219 (60.5%) no 34 (9.4%) no response • Special assessment or increase dues: <ul style="list-style-type: none"> 48 (13.2%) assessment, 137 (37.8%) increase dues 177 (48.9%) no response
October 6, 2014	DRG submits application to Alameda County Planning Department
October 15, 2014	Informed Michael Utic that an application for 8 single family homes submitted to Alameda Planning Department.

Greene, Christine, CDA

From: vfdc [redacted]
Sent: Monday, November 17, 2014 1:47 PM
To: Greene, Christine, CDA
Subject: Project Case No. PLN2014-00173

This email is in regard to the "Neighborhood Courtesy Notice" received regarding the application for a General Plan Amendment to enable the applicant to use the site for 8 single family dwellings.

I am a neighbor of the site and believe that a General Plan amendment and rezoning required by the proposed project would detract from the community.

- 1) The community is already congested as far as the number of people in a space with entrance and exit via Villarreal. I have concerns if there were to be an emergency on the scale of the Oakland fire, that the residents would have difficulty leaving the community.
- 2) The community has a school, a clubhouse area with a pool, tennis courts and basketball courts. There is also a parking lot. By adding to the numbers in the community, the amenities, which are already too small for the community, would become more crowded. While I'm not familiar with the current statistics, I know, historically, the elementary school was too small for the community, and, the homeowners had to participate in a lottery system to have their children enrolled in their local school.
- 3) The proposed housing is backed to Villarreal, which is a main thoroughfare. East Castro Valley Blvd is also a main thoroughfare. The latter is often used by traffic during the most congested times of the day when the freeways (238 and 580) are at a standstill. Residents of the neighborhood must drive down Villarreal and enter into the traffic. As new housing is developed, traffic levels and congestion will increase. The nearby freeways (238, 580) have created a bottleneck that results in congestion along Castro Valley's main thoroughfares that affects the Palomares Hills community. Drivers frequently speed on Villarreal to make up for time lost in the traffic. Thus, the proposed housing affects the safety of the area, as well as the current situation affecting the safety of the new housing project.
- 4) The project is adjacent to the clubhouse. The clubhouse has lighting to protect it at night. Events are held where music emanates from the hall. My concern is that, once the homes are occupied, the new homeowners will attempt to limit the activities and the lighting. Thus, residences built in the proposed proximity to the community center should not be allowed.
- 5) The current property owner purchased the property with the current zoning. Any prospective owner of the lot will do the same. The current zoning was part of the original plan to keep the lot for the use of the entire community. Whether it remains open space, an extension of the parking for the community or is built upon to further the interests of the community, the fact remains that this property should benefit the community and not result in private residences. The location of the lot is near the center of the community, adjacent to the community center.
- 6) The community center has a small parking lot. When functions occur at the center, motorists park on neighboring streets. With additional housing, the parking situation will worsen.
- 7) With the drought comes concerns of water usage on the hill. The landscaping for the homes, water usage by homeowners increases the already stressed water supplies of the area.
- 8) Building in an "open space" designated area impacts on the fire hazard. The adjoining open space must have fire breaks, but, historically, there have been times when the association or the landscapers for the association failed to keep up the fire breaks. The County should limit development to very low densities in high fire hazard areas. Development in this area of the Palomares Hills Community should be discouraged, since it is an area of potential fire hazard, and the result would be an unacceptable impact on the open space, scenic and ecological conditions in this area.
- 9) This is an area where wildlife has struggled to survive. There have been deer, wild turkeys and other creatures in the valley area. Should the community add more homes, the threat to the extinction of the remaining wildlife increases.

Thank you for your consideration of these matters.

V. F. G. de Castro
6901 Lariat Lane
Castro Valley, CA 94552

Greene, Christine, CDA

From: David Zhang [~~David Zhang 29@yahoo.com~~]
Sent: Friday, November 21, 2014 4:13 PM
To: Greene, Christine, CDA
Subject: against PLN: 2014-00173

Hi Christine -

Just get a notice about the process to build 8 single family dwellings in our community. As a resident, I strongly against this plan, which will decrease our community house value, affect the commute and disturb the whole community.

Please stop the rezoning process, thanks.

Have a nice weekend,

David

RE: GENERAL PLAN AMENDMENT, REZONING and TENTATIVE TRACT MAP, PLN: 2014-00173, Application to allow a General Plan Amendment (open space to residential), a rezoning and a subdivision (TR-8218) of 1 site from a PD (Planned Development) District allowing Neighborhood Commercial uses to a PD District allowing 8 single family dwellings in a PD (Planned Development, Zoning Unit 1529) District, located on the south side of Villareal Drive, at the intersection west of Clement Drive, Castro Valley area of unincorporated Alameda County, bearing County Assessor's Parcel Number: 085A-6405-166.

Greene, Christine, CDA

From: Charles Greene [acso585@pacbell.net]
Sent: Tuesday, December 02, 2014 11:09 AM
To: Greene, Christine, CDA
Subject: Vacant Lot In Palomares Hills On Villareal Road

p
Christine

We are very concerned about the zoning request for the above lot. When searching for our current home Shapell Industries sales representatives told us that the above lot was to be developed into something that would be useful commercially for our neighborhood. The lot was subsequently sold several times and attempts were made to rezone and build high density town homes. The community was very concerned about the proximity to our community center and firehouse.

The normal usage of the Community Center generates quite a bit of noise from children at play as well as the pool equipment especially during the hours of 9:00 A.M. to 10:00 P.M. May through October. Additionally the Club House is used for large receptions and parties throughout the year. Parking is already a problem.

The Firehouse with fire engines would be a constant annoyance for close neighbors. The large diesel engines have to be started and run on a daily basis as part of the regular maintenance procedures. Emergency calls with sirens at all hours is part the routine reality.

This is no doubt why Shapell did not develop this lot into housing as part of the planned community but sold the idea to buyers that the lot would be used for some kind of commercial good.

We hate to see homes built only for the people to be miserable, ultimately complaining that the neighboring infrastructure is impairing their peace and quiet.

We think the existing zoning should remain in place and any building should be commercial for the good of the community. Recreational open space administered by H.A.R.D. or E.B.R.P.D. should be explored as well.

Charles and Maureen Greene

Greene, Christine, CDA

From: Punit Shah, Inequity Counsel
Sent: Thursday, December 11, 2014 6:34 PM
To: Greene, Christine, CDA
Subject: Parcel # 085A-6405-166: Rezoning and development plan

Hello Christine:

I would like to raise my concern for the proposed rezoning/development proposal on Villareal Drive, Castro Valley, in Palomares Hills neighborhood.

I am concerned about the following items:

1. **Jensen Ranch Elementary school overcrowding:** Based on proximity to Jensen Ranch elementary school, I'll have to assume that Jensen Ranch will be the assigned school for the proposed 8 new single family homes. I bought and moved into a single family house in Palomares Hills (Jensen Ranch is our assigned school) less than couple of years ago. I can share that there was no room in Jensen Ranch for my son for 2nd grade during last academic year. It is a common story for many of my neighbors. My son was bumped to Independent elementary school few miles away. The way it, with the existing numbers houses, the school is overcrowded. With the 8 new families moving in it'll make the bad situation worse. Palomares Hills demographic is family-with young children, so I am convinced that the residents coming into the new development will have elementary school going children.
2. **Traffic:** there is only one way out of Palomares Hills, which is Villareal Drive. With the new 8 houses, it'll make situation worse permanently. Also, the construction activity, albeit temporarily, will cause traffic issues for duration of the construction.
3. **No business close by:** The neighborhood really needs a some sort of retail outlet for day-to-day stuff. As it is zoned currently for commercial, that land parcel really needs a a small convenience store or grocery outlet. People living up the hill from the proposed development site, has to go down ~4 miles even for a gallon of milk! Further contributing to the traffic situation on Villareal. There is no reason for the land parcel to be rezoned for residential use. We need to attract some businesses there.

I will be curious about public hearing dates and so forth. Please keep me updated on the happenings.

Thanks,
-Punit.

Greene, Christine, CDA

From: DeLeon, Rosemarie L.
Sent: Wednesday, December 10, 2014 10:59 AM
To: Greene, Christine, CDA
Cc: Valderrama, Arthur; Carrera, Art; Nguyen, Tam
Subject: FW: Vesting Tentative Map, Tract 8218 - Villareal Drive
Attachments: TR7370-01.PDF; TR8218-03.PDF

Hi Christine,

We reviewed and concurred with the below comments and recommendations from Tam Nguyen of the Traffic Design Section. Please consider the following as an additional items in establishing the conditions of approval:

- To minimize conflicts and provide traffic safety along Villareal Drive, we recommend that the proposed development uses the pre-established access points adjacent to the parking lot of the Palomares Hill Recreation Center and shares access with the Palomares Hill Recreation Center, instead of creating a new access point along Villareal Drive. Emergency vehicles access may be located at the Fire Station driveway. As shown on the plan, the proposed driveways are placed along the inside of a horizontal curve along Villareal Drive, which may make it difficult for motorists to see oncoming traffic due to the limited sight distance.
- In addition, the proposed landscaping, building lines, and fence lines shown on the plan appear to block the line of sight at the driveways. Adequate sight distance needs to be provided at the driveways. We recommend 85th percentile speeds (34 mph northbound and 37 mph southbound) be used in determining the required sight distance at the driveway entrances, instead of the posted speed limit (25 mph) along Villareal Drive in the vicinity of the project location.
- To avoid impediment in the path of pedestrian and upstream traffic along Villareal Drive in the northbound direction, set the individual driveway access points along the private road at least 20 feet back from the back of sidewalk along Villareal Drive.
- Driveways along Villareal Drive need to comply with ADA requirements.
- Install street lights at driveway entrances along Villareal Drive if none exists
- Verify accessibility of parking stall No. 1, 2, 6, and 7.
- Also, refer to the marked-up for additional comments

Comments provided as contained in our letter dated November 24, 2014 are still applicable.

Please let me know should you have questions.

Best regards,



Rosemarie L. De Leon

Assistant Engineer

Construction & Development Services Department | Alameda County Public Works Agency

951 Turner Court, Room 100 | Hayward, CA 94545

e-mail: roseld@acpwa.org | (510) 670-5209 | (510) 670-5269 Fax

NOTICE: If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, using or disclosing any of its contents. This e-mail and any attachment may contain information that is privileged, confidential or exempt from disclosure under applicable law, and may only be for use by the intended recipient(s). If you received this transmission in error, please notify the sender by replying to this e-mail or by calling (510) 670-5209; permanently delete this message from your system, and destroy all copies.

Greene, Christine, CDA

From: Laurence, Justin
Sent: Tuesday, December 09, 2014 3:03 PM
To: Greene, Christine, CDA
Cc: 'aazar@rja-gps.com'; DeLeon, Rosemarie L.; Rogers, John
Subject: RE: PLN2014-00173/Villareal Drive CV, 8 lot subdivision

Hi Christine,

I reviewed the plan sheet C5.0 again. Instead of including a sizing chart have Mr. Azar modify the tables at the lower left of the page to include a column for the treatment area required for each of the drainage areas. Additionally, please also have each of the treatment areas named/labeled. It is not intuitive as to which treatment unit corresponds to each of the DMAs.

How will the water from the driveways be captured and routed into each lot's BRA? It may be more feasible to include the driveway areas into the DMAs instead of lot treatments.

Sincerely,

Justin Laurence
Environmental Compliance Specialist
Alameda County Public Works Agency &
Flood Control and Water Conservation District
399 Elmhurst Street
Hayward, CA 94544
(510) 670-5435

><(((q>..><(((q>

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed any may contain confidential and/or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Greene, Christine, CDA
Sent: Tuesday, December 09, 2014 11:41 AM
To: Laurence, Justin
Cc: 'aazar@rja-gps.com'; DeLeon, Rosemarie L.
Subject: PLN2014-00173/Villareal Drive CV, 8 lot subdivision

The applicant, Alex Azar met with Rosemarie and myself today to discuss the referral comments dated 11/24/2014 from Construction & Development Services, Public Works Agency. Please see attached Memorandum and specifically condition of approval number 21. Can you please clarify the sizing chard that should be included in the plans?

I have included Alex Azar on this email.

COUNTY OF ALAMEDA

PUBLIC WORKS AGENCY

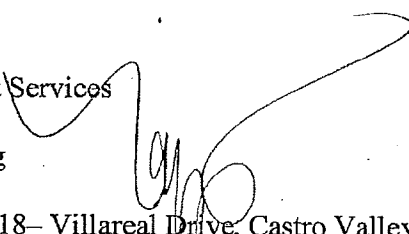
INTER-DEPARTMENT COMMUNICATION

DATE: December 9, 2014

TO: Arthur Valderrama, Development Services

FROM: Tam Nguyen, Traffic Engineering

SUBJECT: Vesting Tentative Map - Tract 8218- Villareal Drive, Castro Valley



We have reviewed the Vesting Tentative Map – Tract 8218 – Villareal Drive dated October 7, 2014. The following recommendations are presented to you for your considerations:

- To minimize conflicts and provide traffic safety along Villareal Drive, we recommend that the proposed development uses the pre-established access points adjacent to the parking lot of the Palomares Hill Recreation Center and shares access with the Palomares Hill Recreation Center, instead of creating a new access point along Villareal Drive. Emergency vehicles access may be located at the Fire Station driveway. As shown on the plan, the proposed driveways are placed along the inside of a horizontal curve along Villareal Drive, which may make it difficult for motorists to see oncoming traffic due to the limited sight distance.
- In addition, the proposed landscaping, building lines, and fence lines shown on the plan appear to block the line of sight at the driveways. Adequate sight distance needs to be provided at the driveways. We recommend 85th percentile speeds (34 mph northbound and 37 mph southbound) be used in determining the required sight distance at the driveway entrances, instead of the posted speed limit (25 mph) along Villareal Drive in the vicinity of the project location.
- To avoid impediment in the path of pedestrian and upstream traffic along Villareal Drive in the northbound direction, set the individual driveway access points along the private road at least 20 feet back from the back of sidewalk along Villareal Drive.
- Driveways along Villareal Drive need to comply with ADA requirements.
- Install street lights at driveway entrances along Villareal Drive if none exists
- Verify accessibility of parking stall No. 1, 2, 6, and 7.
- Also, refer to the marked-up for additional comments

Please contact me at 55758 if you have questions.

RUGGERI-JENSEN-AZAR
ENGINEERS - PLANNERS & SURVEYORS
4800 SAN LEANDRO AVENUE, SUITE 200
SAN LEANDRO, CA 94577-1038
PHONE (925) 227-1000 FAX (925) 227-1038

NO. _____ DATE _____ DESCRIPTION _____

SHEET NO. _____

DATE: OCTOBER 7, 2014

JOB NO.: 141089

C3.0

VESTING TENTATIVE MAP

PRELIMINARY GRADING AND DRAINAGE PLAN

TRACT 8218 - VILLAREAL DRIVE

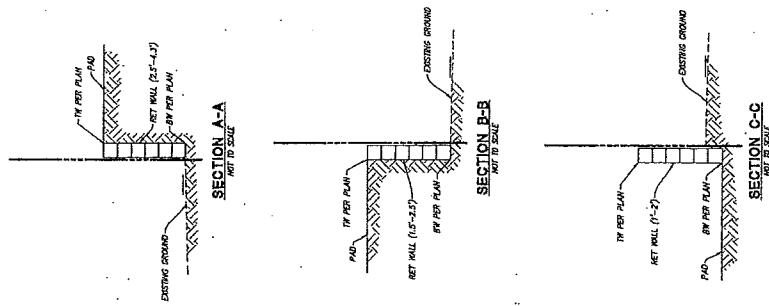
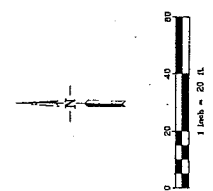
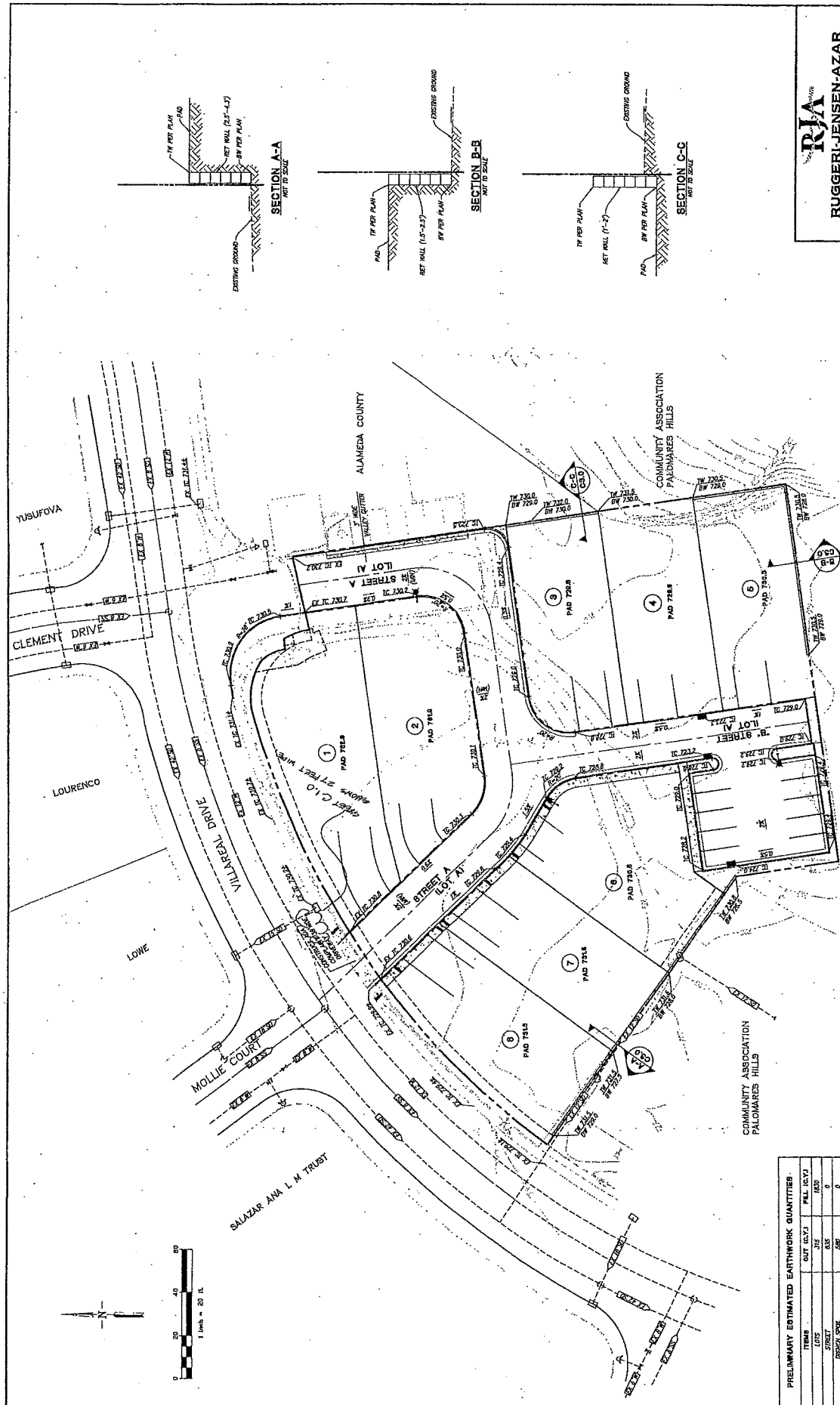
CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA

FOR DRG BUILDERS, INC.

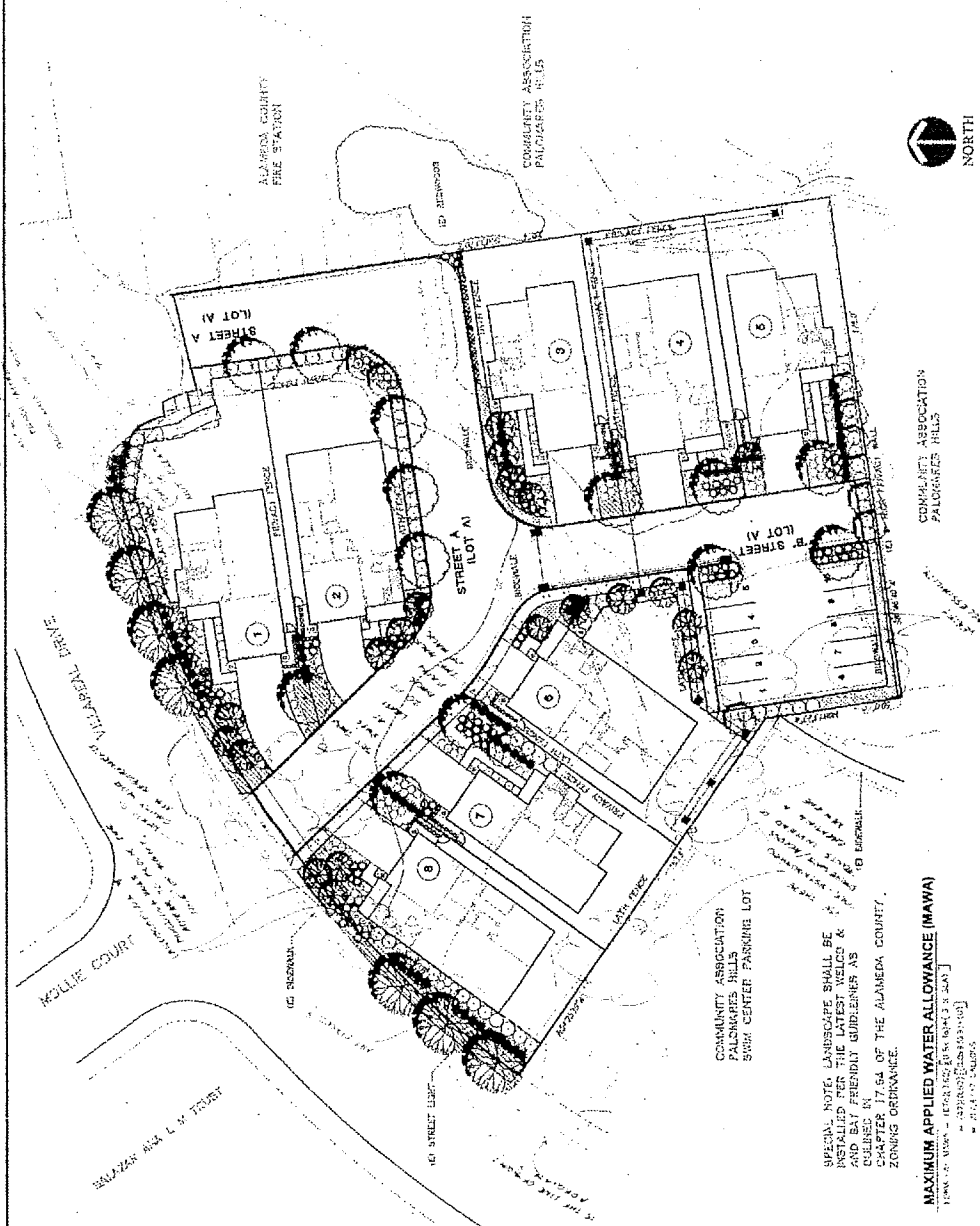
PRELIMINARY ESTIMATED EARTHWORK QUANTITIES			
ITEM	OUT (CY)	FILL (CY)	NET (CY)
1. CUT	215	0	215
2. FILL	0	200	200
3. TOTAL	215	200	415
ALUMINUM/PLASTIC/SPOL			
(SEE NOTE 2 BELOW)	300	0	300
HYDROLOGICAL/SPOL			
(SEE NOTE 2 BELOW)	250	0	250
TOTAL			
	215	200	415

NOTES: QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO "THROW GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTHWORK WILL BE DETERMINED BY THE FIELD SURVEYOR, ENGINEER, AND THE CONTRACTOR'S METHOD OF CONSTRUCTION.

2. IT IS ASSUMED THAT THE SINGLE FAMILY DETACHED HOMES WILL HAVE 40 CUBIC YD.



TIME	DATE	COMMON NAME	SCIENTIFIC NAME
12:00	12/12/2012
12:05	12/12/2012
12:10	12/12/2012
12:15	12/12/2012
12:20	12/12/2012
12:25	12/12/2012
12:30	12/12/2012
12:35	12/12/2012
12:40	12/12/2012
12:45	12/12/2012
12:50	12/12/2012
12:55	12/12/2012
13:00	12/12/2012
13:05	12/12/2012
13:10	12/12/2012
13:15	12/12/2012
13:20	12/12/2012
13:25	12/12/2012
13:30	12/12/2012
13:35	12/12/2012
13:40	12/12/2012
13:45	12/12/2012
13:50	12/12/2012
13:55	12/12/2012
14:00	12/12/2012
14:05	12/12/2012
14:10	12/12/2012
14:15	12/12/2012
14:20	12/12/2012
14:25	12/12/2012
14:30	12/12/2012
14:35	12/12/2012
14:40	12/12/2012
14:45	12/12/2012
14:50	12/12/2012
14:55	12/12/2012
15:00	12/12/2012
15:05	12/12/2012
15:10	12/12/2012
15:15	12/12/2012
15:20	12/12/2012
15:25	12/12/2012
15:30	12/12/2012
15:35	12/12/2012
15:40	12/12/2012
15:45	12/12/2012
15:50	12/12/2012
15:55	12/12/2012
16:00	12/12/2012
16:05	12/12/2012
16:10	12/12/2012
16:15	12/12/2012
16:20	12/12/2012
16:25	12/12/2012
16:30	12/12/2012
16:35	12/12/2012
16:40	12/12/2012
16:45	12/12/2012
16:50	12/12/2012
16:55	12/12/2012
17:00	12/12/2012
17:05	12/12/2012
17:10	12/12/2012
17:15	12/12/2012
17:20	12/12/2012
17:25	12/12/2012
17:30	12/12/2012
17:35	12/12/2012
17:40	12/12/2012
17:45	12/12/2012
17:50	12/12/2012
17:55	12/12/2012
18:00	12/12/2012
18:05	12/12/2012
18:10	12/12/2012
18:15	12/12/2012
18:20	12/12/2012
18:25	12/12/2012
18:30	12/12/2012
18:35	12/12/2012
18:40	12/12/2012
18:45	12/12/2012
18:50	12/12/2012
18:55	12/12/2012
19:00	12/12/2012
19:05	12/12/2012
19:10	12/12/2012
19:15	12/12/2012</

[illegible]

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

$$[\text{V}(\text{C}_6\text{H}_5)_3 \cdot \text{C}_6\text{H}_5\text{N}(\text{C}_2\text{H}_5)_2]_2 \cdot \text{C}_6\text{H}_5\text{N}(\text{C}_2\text{H}_5)_2 = \text{C}_6\text{H}_5\text{N}(\text{C}_2\text{H}_5)_2 \cdot \text{C}_6\text{H}_5\text{N}(\text{C}_2\text{H}_5)_2 \cdot \text{C}_6\text{H}_5\text{N}(\text{C}_2\text{H}_5)_2$$

www.11.4.107.2000.org

ESTIMATED TOTAL WATER USE - LOW WATER USE

$$L^2(\mathbb{R}^n) \rightarrow L^2(\mathbb{R}^n) \quad \mathcal{F}^{-1} \left(\frac{1}{\sqrt{2\pi}} \int_{-\infty}^{\infty} \hat{f}(\xi) e^{i\xi x} d\xi \right) = f(x)$$
$$L(\text{Vol}) = (2\pi)^{-1} \int_0^{2\pi} \left(\frac{1}{2} \dot{\theta}^2 + \frac{1}{2} \dot{\phi}^2 \right) dt$$
$$L(M) = \sum_{j=0}^{\infty} L_j(M) = \sum_{j=0}^{\infty} \frac{1}{(j+1)!} \left(\sum_{k=0}^{\infty} \frac{1}{(k+1)!} \right)^{j+1}$$

ESTIMATED TOTAL WATER

$$2^{-2} 2^2 = 12 \cdot 2^2 \cdot 5 \cdot 2^2 \cdot 2^2 \cdot 2^2 + 2^2 \cdot 2^2$$
$$\text{STRENGTH} = (A, B, C) \cdot \frac{1}{2} \left(\frac{A + B + C}{A + B + C} \right)$$
$$\sum_{i=1}^n \lambda_i^2 = \sum_{i=1}^n \lambda_i \mu_i \quad (\lambda_i, \mu_i \geq 0, \sum_{i=1}^n \lambda_i = \sum_{i=1}^n \mu_i)$$

ESTIMATED TOTAL WATER

© 2017

PRELIMINARY LANDSCAPE PLAN
TRACT 7370 - VILLAREAL DRIVE

JAMES SWANSON - LANDSCAPE ARCHITECT

00-1B CLAYTON ROAD #156 - CONCORD, CALIFORNIA 94521
PHONE: (925) 673-9810 FAX: (925) 673-9837

ASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA
FOR: DRG BUN-EXTRA INC

DOI: 10.1002/jbm.b

COPIES OF 29 SEP 1965 1105 X 2 HAWAIIAN ISLANDS

DATE RECEIVED BY: 10/11/2009 11:00 AM
DATE RECEIVED BY: 10/11/2009 11:00 AM



Public Works Agency
— Alameda County —

BUILDING INSPECTION DEPARTMENT
(510) 670-5440 • FAX (510) 293-0960

Daniel Woldesenbet, Ph.D., P.E., Director

399 Elmhurst Street • Hayward, CA 94544-1395 • www.acgov.org/pwa

Planning Application Comments

Date: 12/2/2014

Application: PLN2014-00173, New Tract 8218, 8 SFR Lot Tract.

Location: Villareal Drive, Castro Valley, CA

Planning Date/Staff: Christine Greene, 11/4/2014

BID Staff: Allen Lang

Project Review Notes

1. Application for a new tract with proposed 8 Single Family Residential lots.
2. Lot Plans, Civil plans, Grading Plans, floor plans, and proposed tentative maps.

Review Conclusion

The Building Department has no objection to proceed with the planning process.

Special Project Conditions for the Building Permit Application:

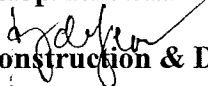
1. Soils report and/or geological study will be required to identify any geo-hazards on site and foundation design criteria for individual lot.
2. Separate on-site retaining wall, drainage, and water tank permits will be required.
3. This project will be subject to the County Green Building Ordinance and C&D Debris Management Program – Available on the website.green
4. The owner shall apply for new address assignments prior to the final map approval.
5. Common trash enclosure shall be covered and constructed per Alameda County Stormwater protection requirements – Section 15.08.190.
6. Individual lot plot plan will be required in submittal for building permits.

General Conditions for Building Permit Application:

1. Plans and documents shall comply with building codes submittal requirements in effect at the time of submitting for building permits.
2. A California licensed architect or engineer shall be designated as the design professional in responsible charge for the project submittal.

Notes to applicants: *The Building Department has not conducted a complete permit search or code review for the proposed planning application. The owner or design professional shall be responsible for the property information filed with the planning application. Once the building permit application is filed with the Building Department, staff will perform building permit history search and code review.*

MEMORANDUM

DATE: November 24, 2014
TO: Albert Lopez, Planning Director
ATTENTION: Christine Greene, Development Planning Division
FROM: Rosemarie De Leon,  Construction & Development Services
SUBJECT: PLN2014-00173, Tentative Tract Map 8218

We received and reviewed your exhibit and transmittal letter dated November 4, 2014, regarding application PLN2014-00173, located at Villareal Drive, unincorporated area of Castro Valley bearing County Assessor's designation: APN 085A-6405-166-00. This project application is to allow a General Plan Amendment (open space to residential), rezoning and subdivision of one site from a PD District allowing Neighborhood Commercial uses to a PD District allowing 8 single family dwellings.

Due to the limited information provided, we completed only the preliminary review. When grading, drainage, and road improvement plans are submitted, the detailed review can begin.

Please consider the following specific and general comments and recommendations in establishing the conditions of approval:

SPECIFIC COMMENTS

1. It is not clear how the side and back yard hardscape surfaces will drain or whether these surfaces will be designed to be pervious. Also, it not clear how roofs will drain to the bio-retention areas. Show clearly on the tentative map the locations of the existing and proposed on-site storm drainage system.
2. It is not clear how the 3-foot valley gutter and runoff at Street "A" will drain. An underground storm drainage system to collect and discharge street runoff should be provided.
3. Obtain approval from the adjacent property, Community Association Palomares Hills for the proposed connection to the existing drain inlet. Also, show all easements, existing and proposed, on the tentative map.
4. It is recommended that the developer convey a non-exclusive access easement to the County to accommodate access to the existing Fire Department parking spaces.
5. Developer shall establish a Homeowners' Association (HOA), and record CC&Rs containing specific language which defines private ownership and financial

responsibilities of all the subdivision's infrastructures including but not limited to storm drain facilities, private roadway accesses, parking areas, common areas, storm water treatment/detention facility and all its auxiliary structures. The CC&Rs shall clearly specify an acceptable funding mechanism for all onsite common improvements.

6. Prior to approval of the Final Map, Developer shall grant the HOA an irrevocable cash deposit in the amount of \$1,000 per proposed lot. CC&Rs shall clearly designate this initial fund only for road repair and maintenance. Although the funding mechanism mentioned above is intended to cover all onsite common improvements, such other improvements shall not be borne by this road fund.

GENERAL COMMENTS

7. All roadway and storm drain facilities are to conform to Alameda County's Subdivision Design Guidelines and Hydrology and Hydraulics Criteria Summary. All work must be in compliance with Alameda County ordinances, guidelines, and permit requirements.
8. The plans are showing a driveway-type entrance from Villareal Drive. It is recommended to revise your design to be street-type entrance.
9. Design the private street to conform to County private street criteria.
10. The private access way will need traffic safety signs in accordance with Alameda County standards, including the private street name, stop, and parking restriction signs.
11. The private road width shall be determined upon verification of Fire Department turning requirements.
12. Considering the development being proposed, we anticipate augmentation of storm water runoff to the existing storm drain system. Unless adequacy of that line can be proven, augmentation of runoff from the project site will need to be mitigated. Mitigate augmentation of runoff by either: proving the hydraulic adequacy of the downstream drainage system; improving that system; providing on-site detention where acceptable to the District; or by obtaining drainage releases from all the downstream property owners.
13. Do not block the runoff from nor augment, concentrate or divert runoff to the adjacent properties. The drainage area map created for the project drainage design calculations shall clearly indicate all areas tributary to the project site.
14. The developer shall file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) per the regulations of the General Construction Activities NPDES permit. The SWRCB will require the preparation of a Storm Water Pollution Prevention Plan (SWPPP). Two copies of the NOI & the SWPPP must be submitted, one to the Project Engineer and one to the Grading Division prior to issuance of a

grading permit and prior to any land disturbance on the site.

15. Streetlights on private streets shall be privately owned and maintained. Ownership, maintenance, and responsible party for payment of the streetlight energy bills shall be clarified in appropriate documents such as C.C.& R.'s, Joint Maintenance Agreement, Improvement and Streetlight Plans, and Final Map.

STORM WATER QUALITY MEASURES

16. The Subdivider shall obtain a County Stormwater Permit and provide for stormwater protection design solution which conform to the current version of the C.3 Technical Guidance as published by the Alameda County Clean Water Program.
17. The landscaping plans show that some of the on-lot treatment BRA's will be combined with landscaping features on the adjacent lot and that some of these combined features will incorporate larger tree planting. This will have to be worked out in detail so that we can understand the treatment design concerning the tree root ball design and the maintenance requirements for the owners/HOA.
18. The subdrain depths under the BRA's may need to be adjusted depending upon the specific soil conditions identified in the geotechnical report; it appears that there will be adequate fall in any case.
19. The C.3 plan also shows a large underground "HMP" area at the back of the site, fitted with a "low flow" pump. The design details are unclear and it's also unclear how this area was sized. Assuming that the relatively new stormdrain in Villareal was sized to accommodate the eventual development of this site, it is unclear whether this is actually low flow storage or a high flow storage facility. Also unclear if this is a C.3.g facility that could require sizing via a BAHM analysis.
20. The applicant should complete the Stormwater Requirements Checklist and any additional infeasibility forms that may be required.
21. The cross-sections on page C5.0 differ from those shown in the Technical Guidance. The developer should revise their drawings. If the Bio-Retention Areas are allowed through the infeasibility process then, the plan view of these units should be modified to show the slope and bottom of the treatment area. A sizing chart should also be included onto the sheet.

If you have any questions, please call Rosemarie De Leon at 670-5209.



Alameda County Fire Department

Fire Prevention Bureau

Plan Review Comments

399 Elmhurst Street, Room 120, Hayward, California 94544 (510) 670-5853 Fax (510) 887-5836

11-18-14

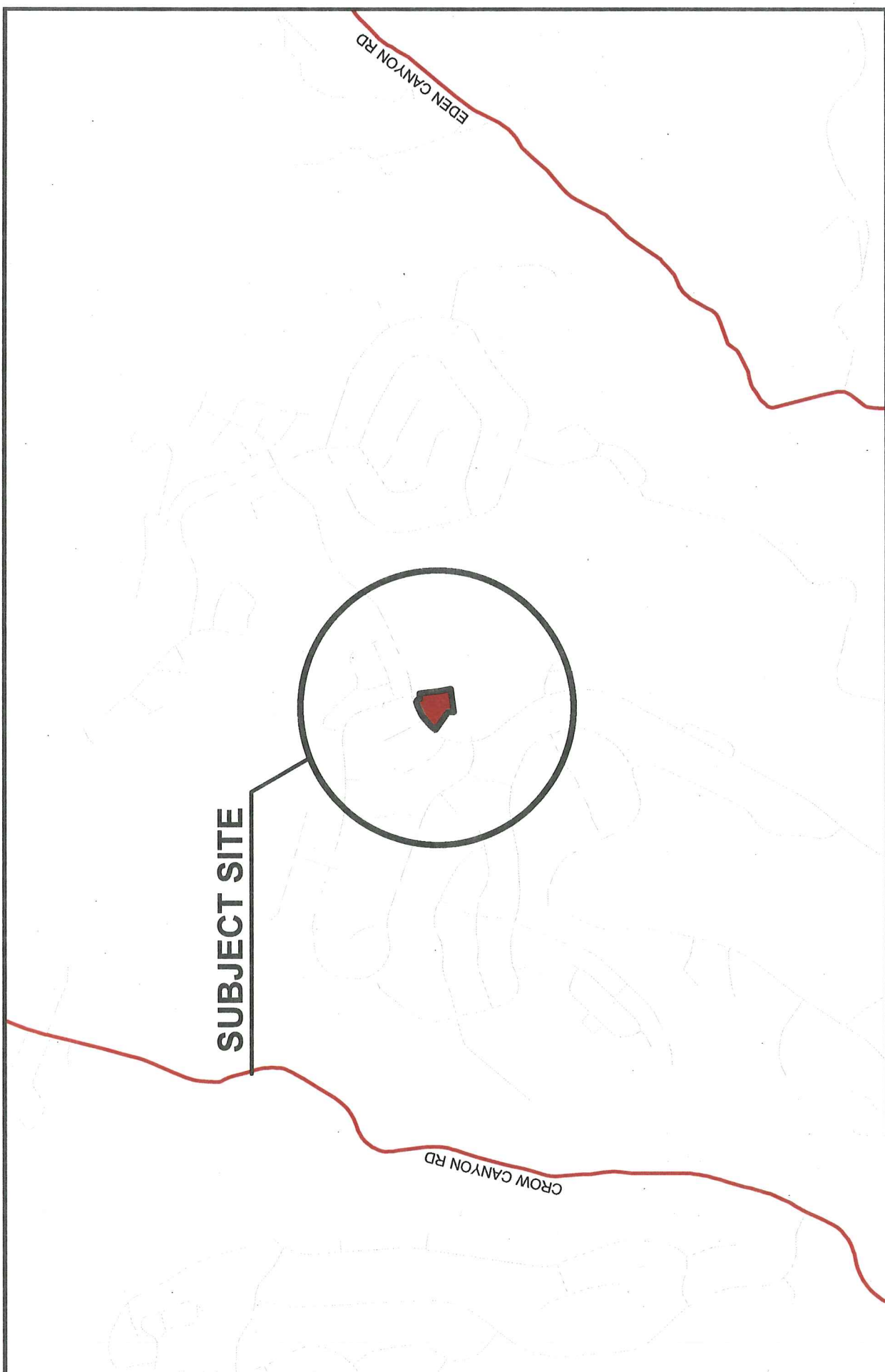
Alameda County
Community Development Agency
Planning Department
224 West Winton Ave., Room 111
Hayward, California 94544

To	Christine Green	PLN #	14-00173
Address	Tract 8218- Villareal Drive		
Job Description	Vesting tentative map for 8 lot single family project		
Reviewed By	Scott McMillan	510 670-5877	

Conditions of Approval

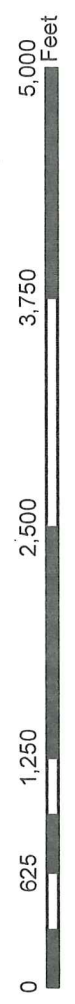
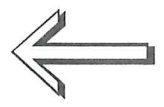
The following conditions shall be met prior to fire clearance for occupancy.

1. The minimum fire flow for new residential construction is 1000 gpm for homes up to 3600 sq ft or 1500 gpm for homes over 3600 sq ft including the garage.
2. The homes shall be provided with automatic sprinkler systems.
3. No Parking Fire Lane signs or red curbs are required on all portions of the road.



PLN2014-00173
VICINITY MAP

Alameda County CDA - Planning Department



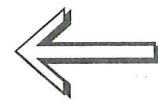


PLN2014-00173

AERIAL PHOTO

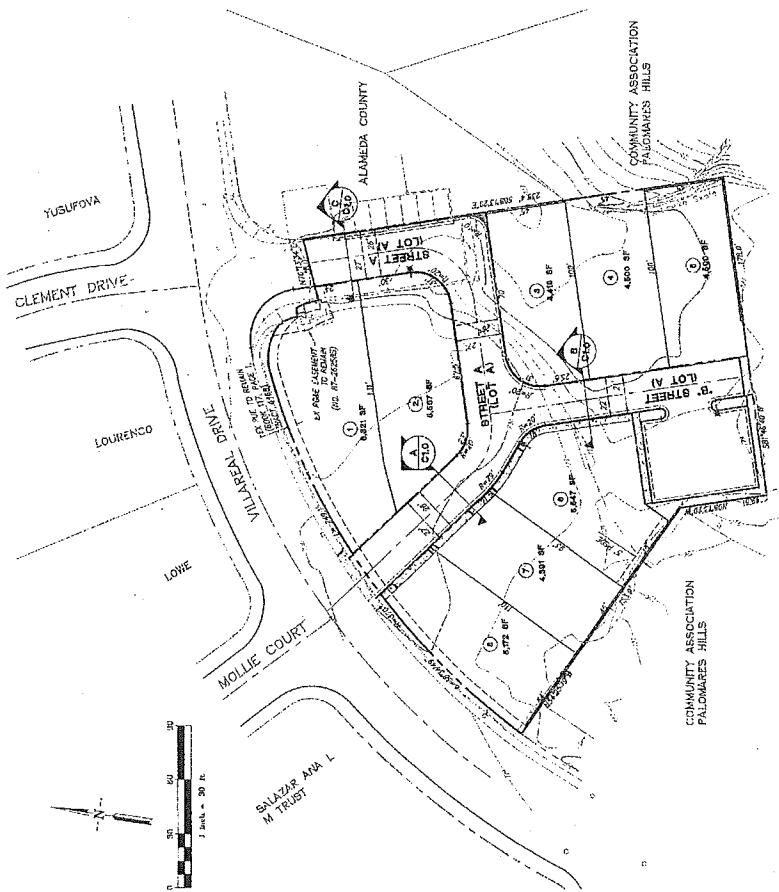
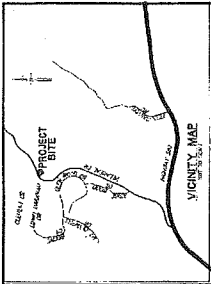
Alameda County CDA - Planning Department

0 20 40 80 120 160 Feet



BENCHMARK ALAMEDA COUNTY, STAMPED:

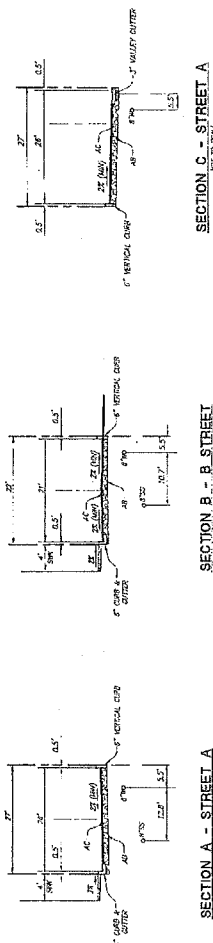
SEVEN 1955. ELEVATION 204.108 FEET. A STANDARD E.B.M.D. POST SET IN A 12"X12" CONCRETE MONUMENT 0.2 FEET ABOVE THE SURFACE. LOCATED ON SEVEN RANCH 0.93 MILES SOUTHWEST OF THE INTERSECTION OF CROW CANYON AND MORRIS CANYON RANCH. 1.51 MILES EAST OF MOUTH OF CROW CANYON AND 0.53 MILES EAST OF CROW CANYON ROAD.

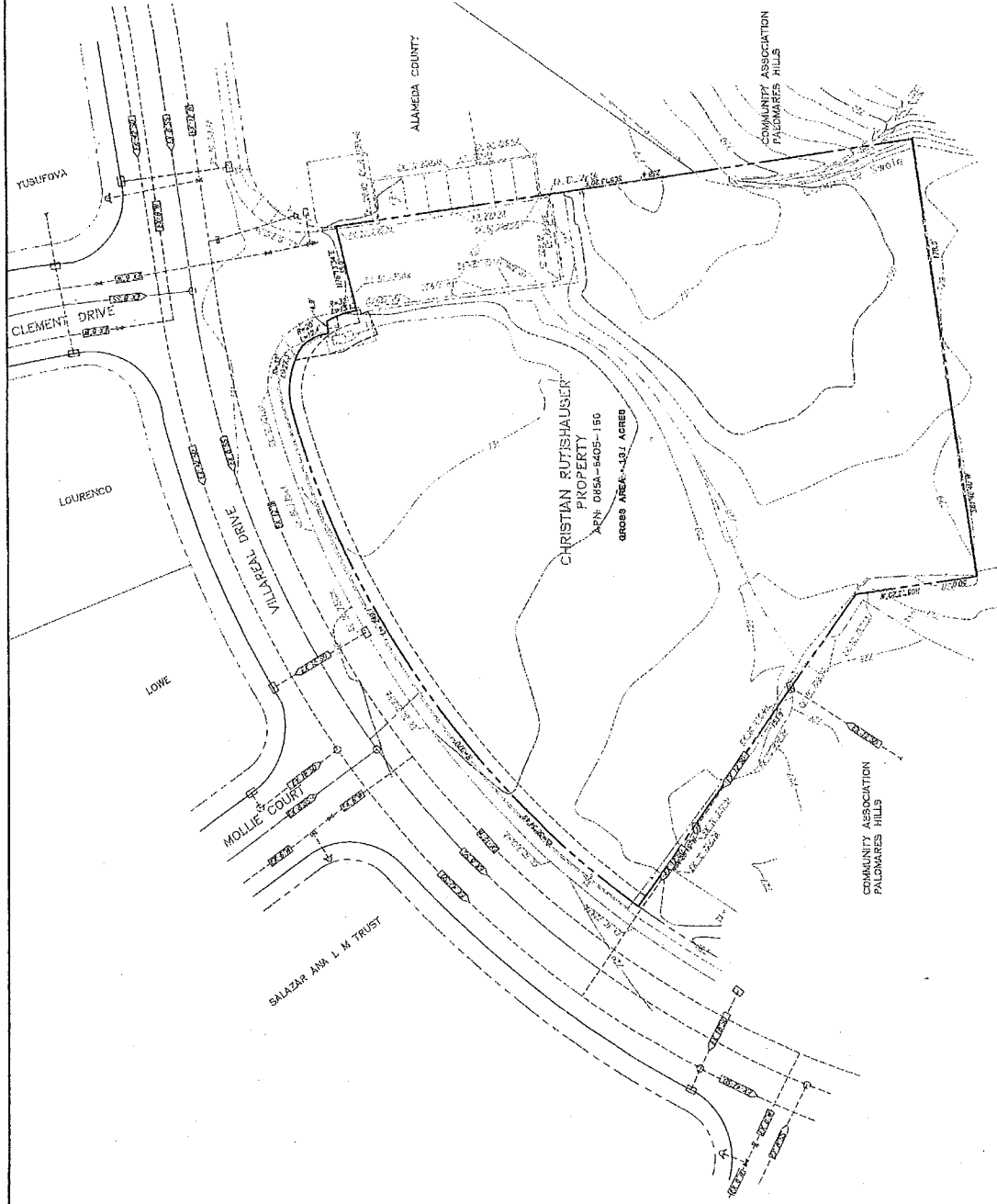


PROPOSED	LEGEND	EXISTING
TRACT BOUNDARY	TRACT BOUNDARY	
LOT LINE	LOT LINE	
ROOT OF WAY	ROOT OF WAY	
PASSENT LANE	PASSENT LANE	
STONY DRAIN	STONY DRAIN	
SANITARY SEWER	SANITARY SEWER	
POWDER WATER	POWDER WATER	
GUSH & CUTTER	GUSH & CUTTER	
SANCT	SANCT	
PAC SERVICE	PAC SERVICE	
CORNER OF GRASS STAKE	CORNER OF GRASS STAKE	
CONC	CONC	
FIELD BASH	FIELD BASH	
FOLD VALET	FOLD VALET	
AREA DRAIN	AREA DRAIN	
MANHOLE	MANHOLE	
TRAFFIC SIGN	TRAFFIC SIGN	
PNE HYDRANT	PNE HYDRANT	
WATER LATERAL WITH METER BOX	WATER LATERAL WITH METER BOX	
WATER VALVE	WATER VALVE	
AIR RELEASE VALVE	AIR RELEASE VALVE	
STREET LIGHT	STREET LIGHT	
FENCE	FENCE	
BARRICADE	BARRICADE	
GUSH RAMP	GUSH RAMP	
CORNER EMBLEMATIC	CORNER EMBLEMATIC	
STAKE	STAKE	
90-DEGREE AREA	90-DEGREE AREA	
ASPHALT PASSENT	ASPHALT PASSENT	

[illegible]

SHEET INDEX	SHEET NO.	DESCRIPTION
	C1.0	VESTING TENT
	C2.0	EXISTING CONDITIONS
	C3.0	PRELIMINARY DESIGN
	C4.0	PRELIMINARY UTILITY
	C5.0	PRELIMINARY SITE PLAN

[illegible]



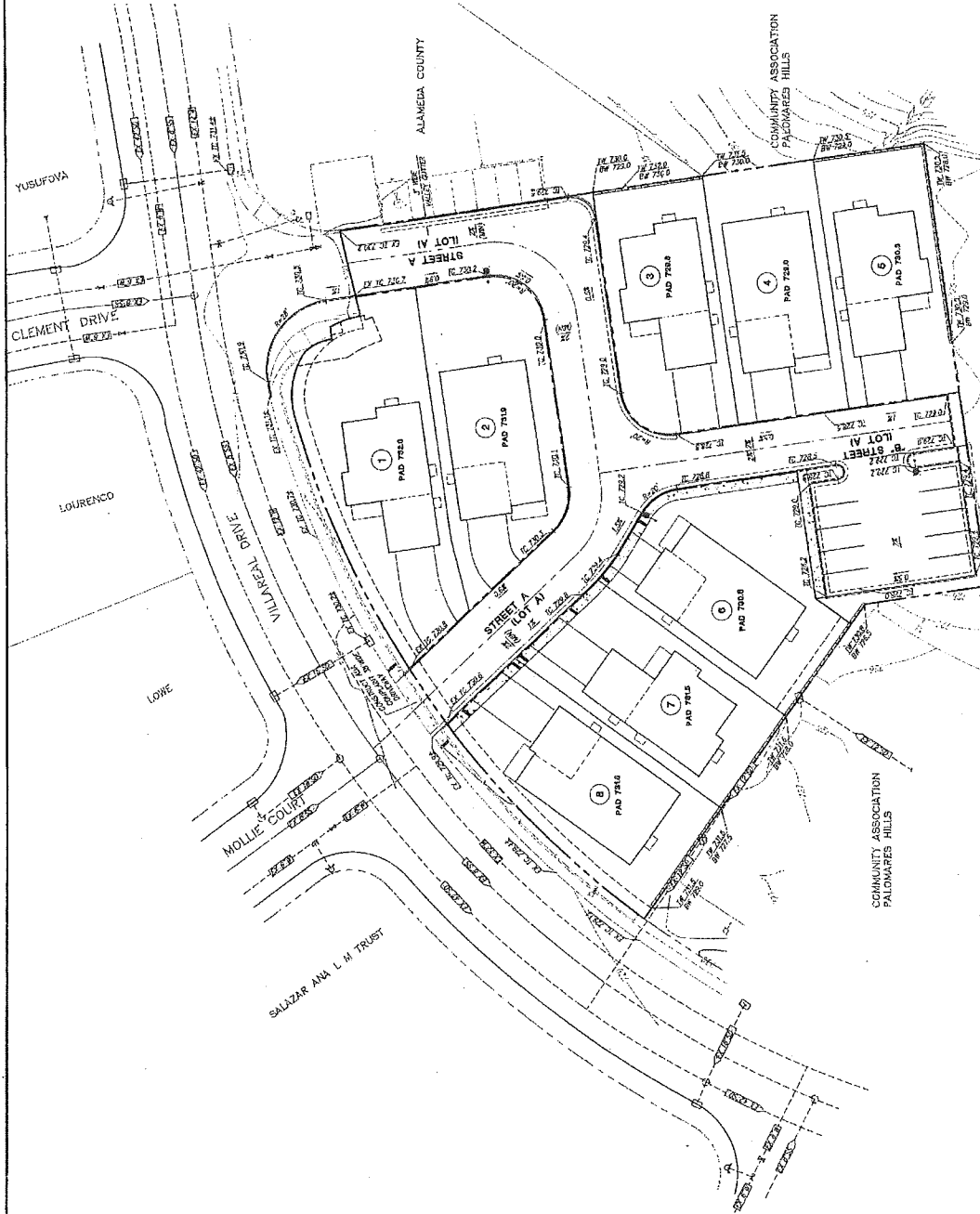
VESTING TENTATIVE MAP
EXISTING CONDITIONS PLAN
TRACT 8218 - VILLAREAL DRIVE
 CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA
 FOR DRG BUILDERS, INC.

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS, PLANNERS, SURVEYORS
 4000 SAN JOSE AVENUE, SUITE 200
 SAN JOSE, CALIFORNIA 95128-3030
 TEL: (408) 297-1000 FAX: (408) 297-3030

NO.	DATE	DESCRIPTION	BY

DATE: OCTOBER 6, 2014

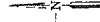
SHEET NO.
C2.0



PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

ITEM	EST. (CY)	EST. (CY)	EST. (CY)
1. EXISTING GRADE	10.0	0.0	0.0
2. EXISTING GRADE	10.0	0.0	0.0
3. EXISTING GRADE	10.0	0.0	0.0
4. EXISTING GRADE	10.0	0.0	0.0
5. EXISTING GRADE	10.0	0.0	0.0
6. EXISTING GRADE	10.0	0.0	0.0
7. EXISTING GRADE	10.0	0.0	0.0
8. EXISTING GRADE	10.0	0.0	0.0
9. EXISTING GRADE	10.0	0.0	0.0
10. EXISTING GRADE	10.0	0.0	0.0
11. EXISTING GRADE	10.0	0.0	0.0
12. EXISTING GRADE	10.0	0.0	0.0
13. EXISTING GRADE	10.0	0.0	0.0
14. EXISTING GRADE	10.0	0.0	0.0
15. EXISTING GRADE	10.0	0.0	0.0
16. EXISTING GRADE	10.0	0.0	0.0
17. EXISTING GRADE	10.0	0.0	0.0
18. EXISTING GRADE	10.0	0.0	0.0
19. EXISTING GRADE	10.0	0.0	0.0
20. EXISTING GRADE	10.0	0.0	0.0
21. EXISTING GRADE	10.0	0.0	0.0
22. EXISTING GRADE	10.0	0.0	0.0
23. EXISTING GRADE	10.0	0.0	0.0
24. EXISTING GRADE	10.0	0.0	0.0
25. EXISTING GRADE	10.0	0.0	0.0
26. EXISTING GRADE	10.0	0.0	0.0
27. EXISTING GRADE	10.0	0.0	0.0
28. EXISTING GRADE	10.0	0.0	0.0
29. EXISTING GRADE	10.0	0.0	0.0
30. EXISTING GRADE	10.0	0.0	0.0
31. EXISTING GRADE	10.0	0.0	0.0
32. EXISTING GRADE	10.0	0.0	0.0
33. EXISTING GRADE	10.0	0.0	0.0
34. EXISTING GRADE	10.0	0.0	0.0
35. EXISTING GRADE	10.0	0.0	0.0
36. EXISTING GRADE	10.0	0.0	0.0
37. EXISTING GRADE	10.0	0.0	0.0
38. EXISTING GRADE	10.0	0.0	0.0
39. EXISTING GRADE	10.0	0.0	0.0
40. EXISTING GRADE	10.0	0.0	0.0
41. EXISTING GRADE	10.0	0.0	0.0
42. EXISTING GRADE	10.0	0.0	0.0
43. EXISTING GRADE	10.0	0.0	0.0
44. EXISTING GRADE	10.0	0.0	0.0
45. EXISTING GRADE	10.0	0.0	0.0
46. EXISTING GRADE	10.0	0.0	0.0
47. EXISTING GRADE	10.0	0.0	0.0
48. EXISTING GRADE	10.0	0.0	0.0
49. EXISTING GRADE	10.0	0.0	0.0
50. EXISTING GRADE	10.0	0.0	0.0
51. EXISTING GRADE	10.0	0.0	0.0
52. EXISTING GRADE	10.0	0.0	0.0
53. EXISTING GRADE	10.0	0.0	0.0
54. EXISTING GRADE	10.0	0.0	0.0
55. EXISTING GRADE	10.0	0.0	0.0
56. EXISTING GRADE	10.0	0.0	0.0
57. EXISTING GRADE	10.0	0.0	0.0
58. EXISTING GRADE	10.0	0.0	0.0
59. EXISTING GRADE	10.0	0.0	0.0
60. EXISTING GRADE	10.0	0.0	0.0
61. EXISTING GRADE	10.0	0.0	0.0
62. EXISTING GRADE	10.0	0.0	0.0
63. EXISTING GRADE	10.0	0.0	0.0
64. EXISTING GRADE	10.0	0.0	0.0
65. EXISTING GRADE	10.0	0.0	0.0
66. EXISTING GRADE	10.0	0.0	0.0
67. EXISTING GRADE	10.0	0.0	0.0
68. EXISTING GRADE	10.0	0.0	0.0
69. EXISTING GRADE	10.0	0.0	0.0
70. EXISTING GRADE	10.0	0.0	0.0
71. EXISTING GRADE	10.0	0.0	0.0
72. EXISTING GRADE	10.0	0.0	0.0
73. EXISTING GRADE	10.0	0.0	0.0
74. EXISTING GRADE	10.0	0.0	0.0
75. EXISTING GRADE	10.0	0.0	0.0
76. EXISTING GRADE	10.0	0.0	0.0
77. EXISTING GRADE	10.0	0.0	0.0
78. EXISTING GRADE	10.0	0.0	0.0
79. EXISTING GRADE	10.0	0.0	0.0
80. EXISTING GRADE	10.0	0.0	0.0
81. EXISTING GRADE	10.0	0.0	0.0
82. EXISTING GRADE	10.0	0.0	0.0
83. EXISTING GRADE	10.0	0.0	0.0
84. EXISTING GRADE	10.0	0.0	0.0
85. EXISTING GRADE	10.0	0.0	0.0
86. EXISTING GRADE	10.0	0.0	0.0
87. EXISTING GRADE	10.0	0.0	0.0
88. EXISTING GRADE	10.0	0.0	0.0
89. EXISTING GRADE	10.0	0.0	0.0
90. EXISTING GRADE	10.0	0.0	0.0
91. EXISTING GRADE	10.0	0.0	0.0
92. EXISTING GRADE	10.0	0.0	0.0
93. EXISTING GRADE	10.0	0.0	0.0
94. EXISTING GRADE	10.0	0.0	0.0
95. EXISTING GRADE	10.0	0.0	0.0
96. EXISTING GRADE	10.0	0.0	0.0
97. EXISTING GRADE	10.0	0.0	0.0
98. EXISTING GRADE	10.0	0.0	0.0
99. EXISTING GRADE	10.0	0.0	0.0
100. EXISTING GRADE	10.0	0.0	0.0

1. QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED CUT AND FILL ARE TO BE USED AS A GUIDE ONLY. THE ACTUAL AMOUNT OF EARTHWORK TO BE DONE WILL BE DETERMINED BY THE FIELD SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND THE CONTRACTOR'S METHOD OF CONSTRUCTION SHALL BE APPROVED BY THE FIELD SURVEYOR. IT IS ASSUMED THAT THE FIELD SURVEYOR HAS MADE ALL NECESSARY FIELD SURVEYS.



RJA

RUGGERI-JENSEN-AZAR

4001 C STREET, SUITE 200, CASTRO VALLEY, CA 94546

TEL: (925) 251-1111 FAX: (925) 251-1112

NO.	DATE	DESCRIPTION	BY

DATE: OCTOBER 6, 2014

JOB NO.: 141229

SHEET NO.

C3.0

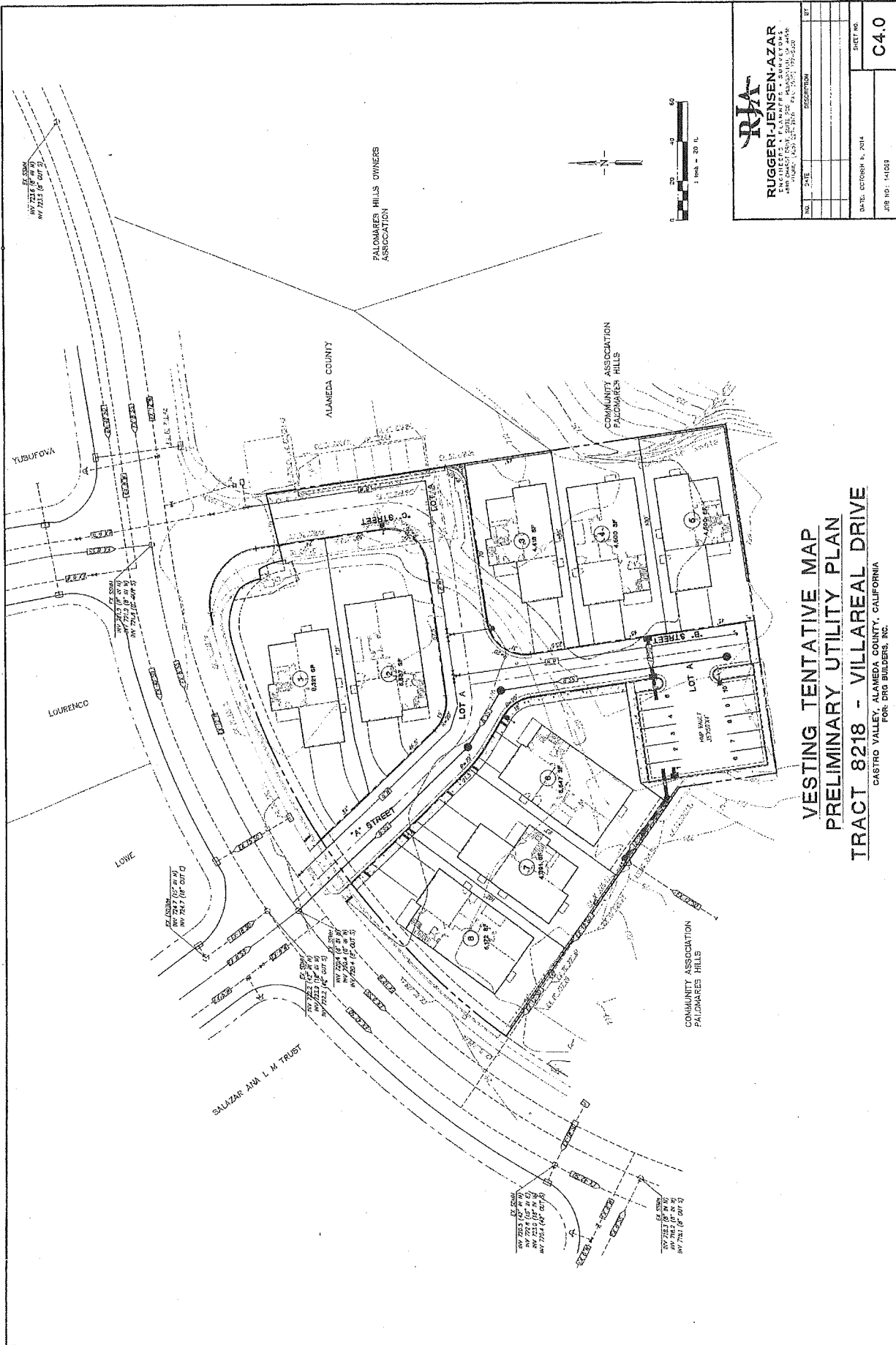
VESTING TENTATIVE MAP

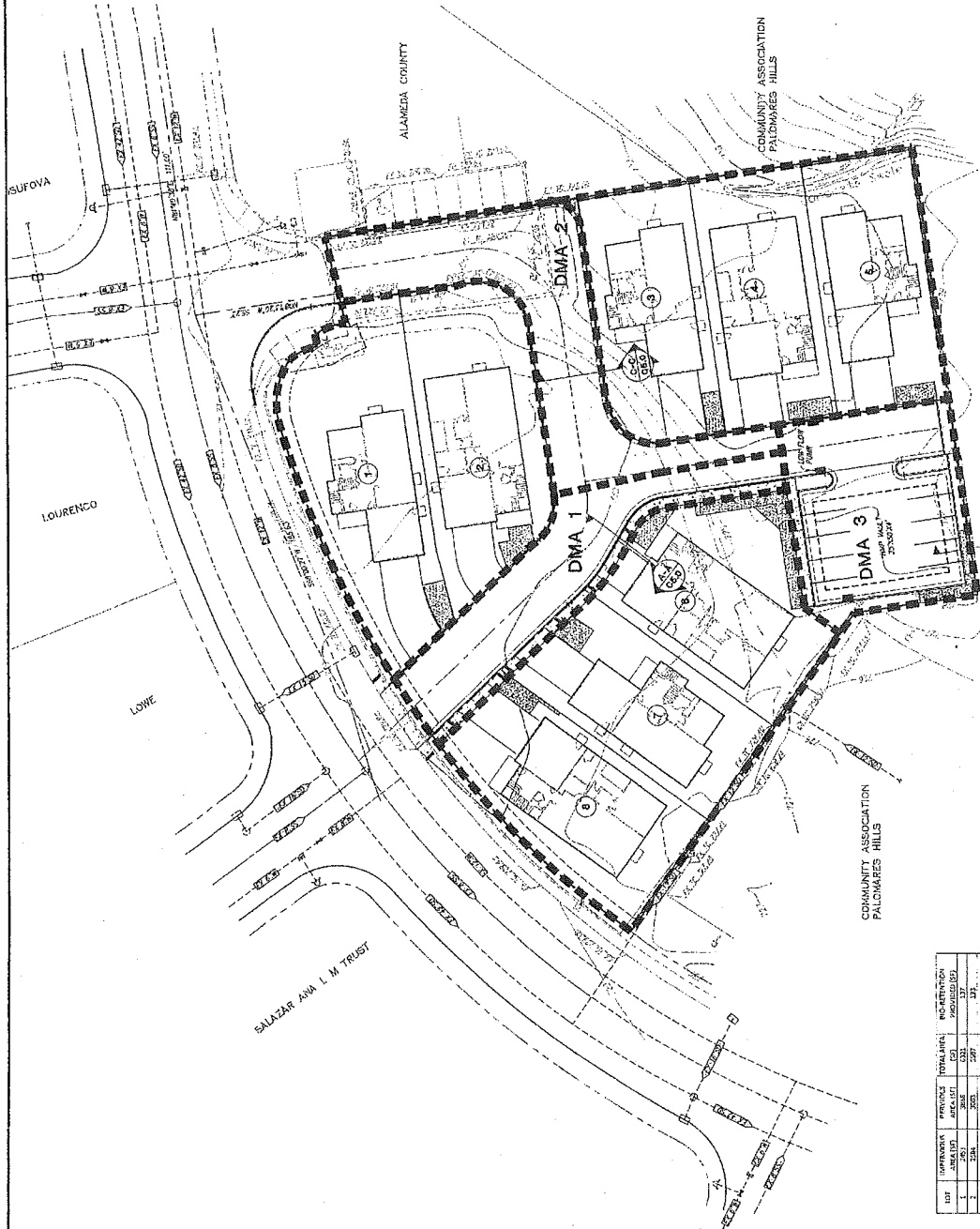
PRELIMINARY GRADING AND DRAINAGE PLAN

TRACT 8218 - VILLAREAL DRIVE

CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA

FOR DRG BUILDERS, INC.

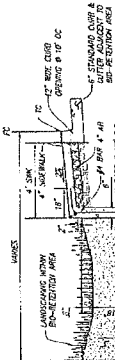




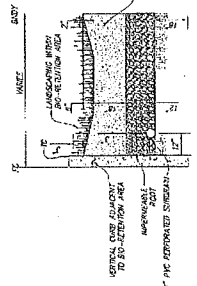
VESTING TENTATIVE MAP PREIMINARY STORMWATER TREATMENT PLAN TRACT 8218 - VILLAREAL DRIVE CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA FOR: DING BUILDERS, INC.

DMA	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA
1	2,500	0.07	0.07	0.07
2	2,500	0.07	0.07	0.07
3	2,500	0.07	0.07	0.07
4	2,500	0.07	0.07	0.07
5	2,500	0.07	0.07	0.07
6	2,500	0.07	0.07	0.07
7	2,500	0.07	0.07	0.07
8	2,500	0.07	0.07	0.07

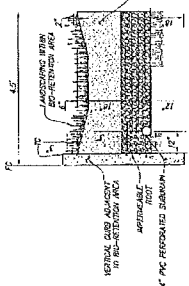
DMA	AREA (SQ. FT.)	AREA (AC.)	PERCENTAGE OF TOTAL AREA	PERCENTAGE OF TOTAL AREA
1	2,500	0.07	0.07	0.07
2	2,500	0.07	0.07	0.07
3	2,500	0.07	0.07	0.07
4	2,500	0.07	0.07	0.07
5	2,500	0.07	0.07	0.07
6	2,500	0.07	0.07	0.07
7	2,500	0.07	0.07	0.07
8	2,500	0.07	0.07	0.07



BIO-RETENTION (TYP)
SECTION A-A
NOT TO SCALE



BIO-RETENTION (TYP)
SECTION B-B
NOT TO SCALE



BIO-RETENTION (TYP)
SECTION C-C
NOT TO SCALE

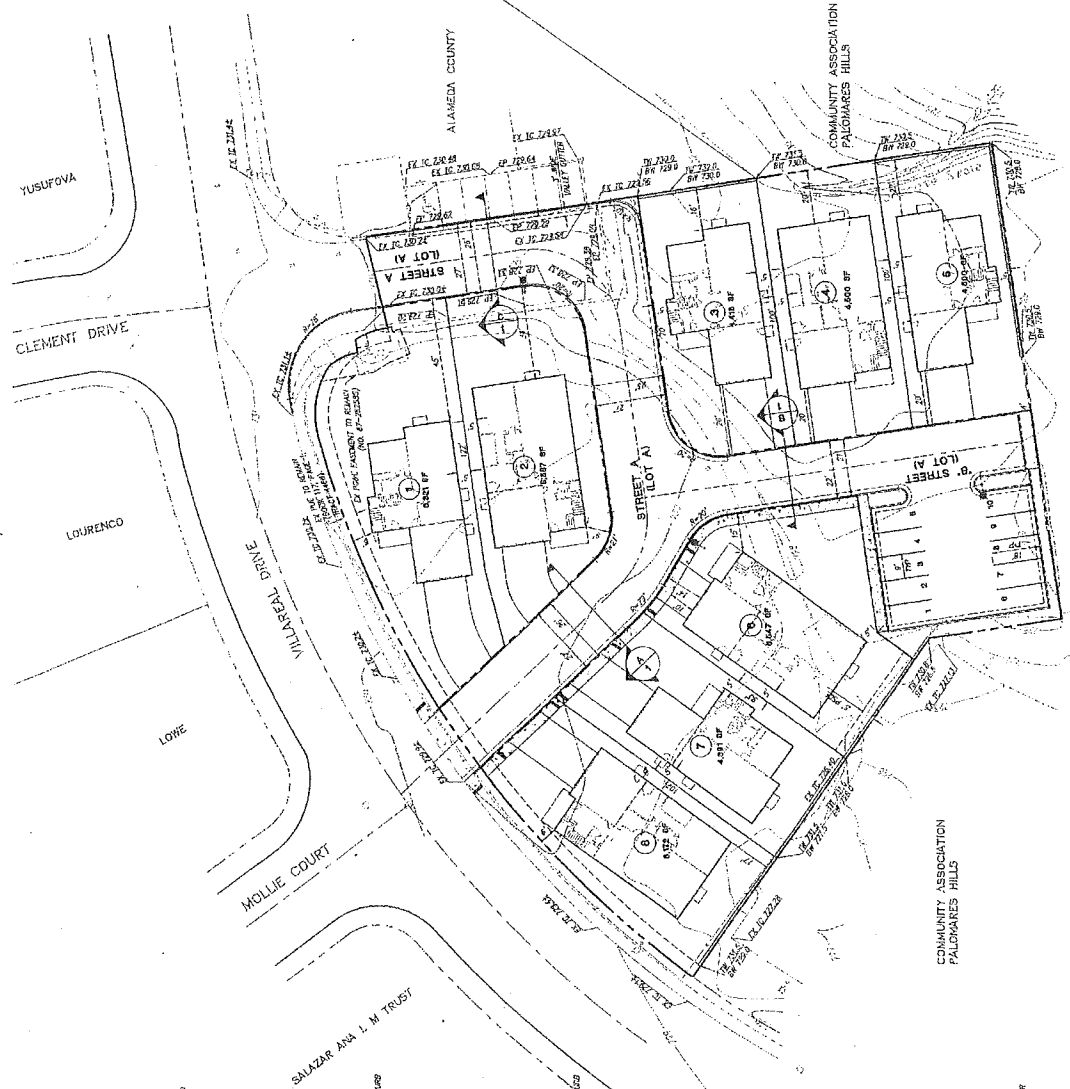
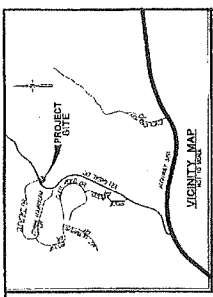
RUGGERI-JENSEN-AZAR
 1996 CALIFORNIA REGISTERED PROFESSIONAL ENGINEER
 NO. 40512
 1996 CALIFORNIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 NO. 10012

NO.	DATE	DESCRIPTION	BY

DATE: OCTOBER 8, 2014

SHEET NO. **C5.0**

JOB NO.: 14155



SITE SUMMARY

PROPOSED ZONING: PD-RESIDENTIAL
 TOTAL ACRES: 1.34
 GROSS BUILDING AREA: 4,300 SF
 GROSS PARKING: 10 SPACES

LAND USE TABULATION

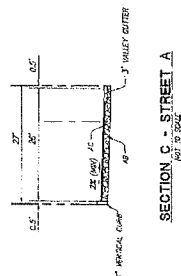
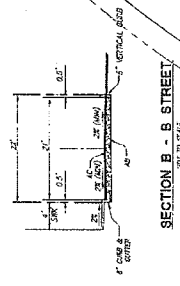
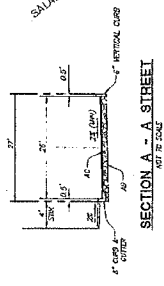
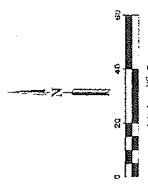
LAND USE	ACRES	PERCENT
RESIDENTIAL LOTS	1.34	100%
PARKING	0.00	0%
TOTAL AREA	1.34	100%

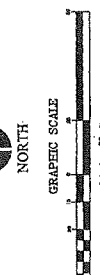
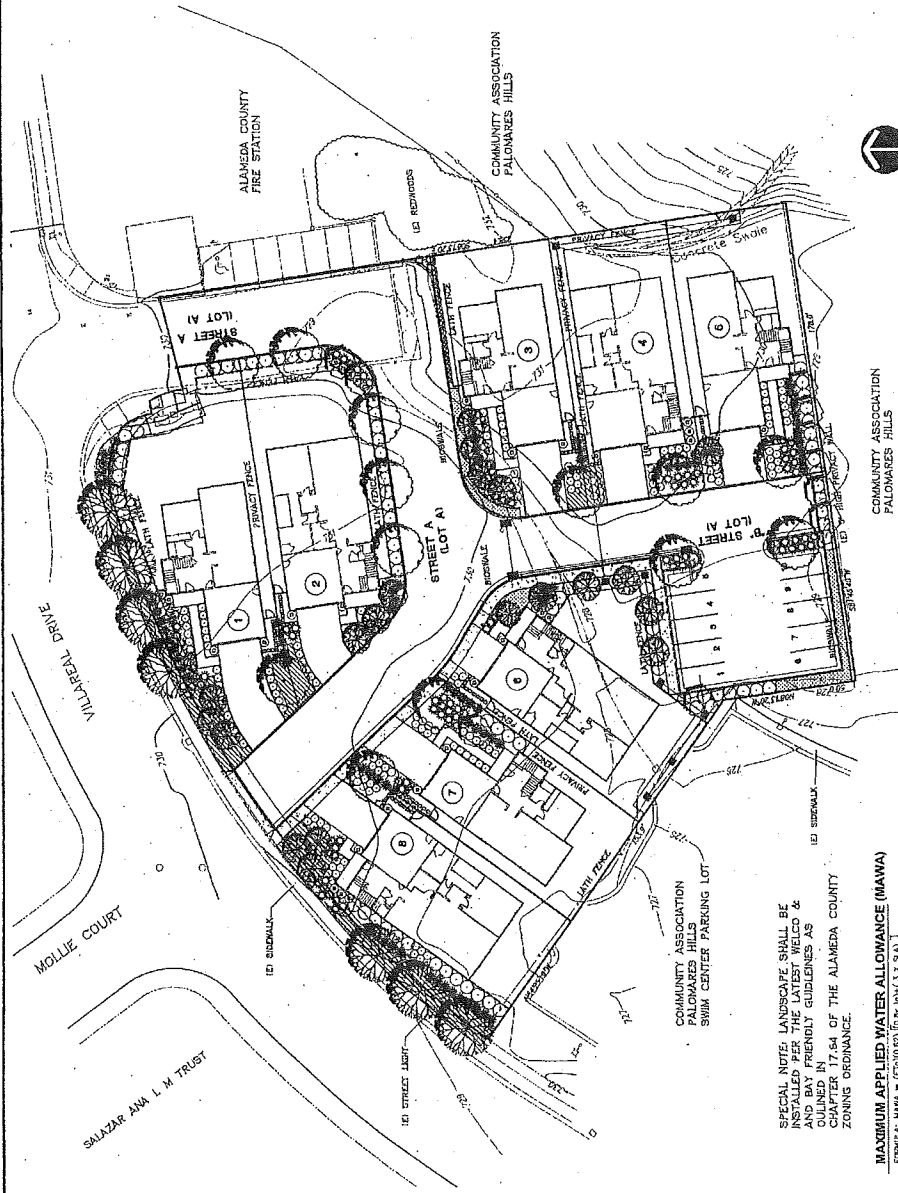
PARKING SUMMARY

DRIVEWAY PARKING: 10 SPACES
 DRIVEWAY PARKING: 0 SPACES
 STREET PARKING: 0 SPACES
TOTAL: 10 SPACES

PRELIMINARY SITE PLAN
TRACT 8218 - VILLAREAL DRIVE
 CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA
 FOR DRG BUILDERS, INC.

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS & PLANNERS
 1000 S. GATEWAY AVENUE, SUITE 200
 SAN JOSE, CALIFORNIA 95128
 TEL: (415) 281-1000
 FAX: (415) 281-1001





SPECIAL NOTE: LANDSCAPE SHALL BE DESIGNED TO MEET THE CALIFORNIA AND BAY FRIENDLY GUIDELINES AS OUTLINED IN CHAPTER 17.64 OF THE ALAMEDA COUNTY ZONING ORDINANCE.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 FORMULA: MAWA = $(\frac{ETW}{3.6}) \times (1000 \times 1.25 \times 2.5)$
 = 27,437 GALLONS

ESTIMATED TOTAL WATER USE - LOW WATER USE
 ETW = $(\frac{ETW}{3.6}) \times (1000 \times 1.25 \times 2.5) \times 0.4$
 ETW = 57,435 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE - MEDIUM WATER USE
 ETW = $(\frac{ETW}{3.6}) \times (1000 \times 1.25 \times 2.5) \times 0.4$
 ETW = 57,435 GALLONS PER YEAR

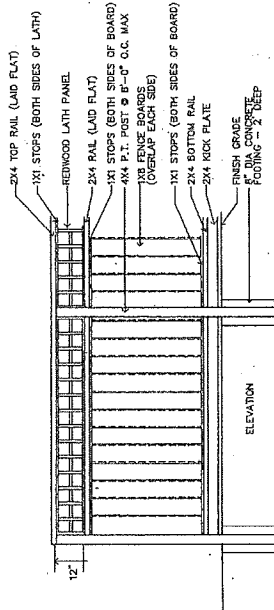
ESTIMATED TOTAL WATER USE
 ETW = 153,136 GALLONS PER YEAR

PLANT MATERIALS LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE
	SMALL EVERGREEN TREE SUCH AS: CERES CANADENSIS 'FOREST PANTRY' COTINUS C. 'ROYAL BLUE'	EASTERN REDBUD SMOKE TREE	MODERATE MODERATE	24" BOX 24" BOX
	FLOWERING TREE SUCH AS: LAGESTROBIA 'ARAPAO' LAGESTROBIA 'NATCHEZ' LAGESTROBIA 'NUSCOTEE'	DEEP RED GRAPE HYDRANGEA WHITE GRAPE HYDRANGEA PINK GRAPE HYDRANGEA	LOW LOW LOW	24" BOX 24" BOX 24" BOX
	SMALL EVERGREEN TREE SUCH AS: ARBUTUS 'MARINA' LAURUS NOBIS	STRAWBERRY TREE CRECAN LAUREL	LOW LOW	24" BOX 24" BOX
	STREET TREE SUCH AS: ACER BURGERSHANNUM PISTACHIA CHINENSIS	TRENT MAPLE CHINESE PISTACHE	MODERATE MODERATE	24" BOX 24" BOX
	EVERGREEN TREE SUCH AS: CHILIPSS L. 'TIMELESS BEAUTY'	DESERT WILLOW	MEDIUM	24" BOX
	LARGE SIZE SHRUB SUCH AS: XYLOSMA CONGESTUM ARBUTUS U. 'OCTOBERFEST' PRUNUS LUSTANICA 'VAREGATA'	SHINY XYLOSMA STRAWBERRY TREE VIR PORTUGAL LAUREL	LOW LOW LOW	5 GALLON 5 GALLON 5 GALLON
	UPRIGHT SHRUB SUCH AS: VIBURNUM T. 'COMPACTA' ROSEMARINUS 'BLUE SPIRIT' LIGUSTRUM JAPONICUM	VIBURNUM UPRIGHT ROSEMARY WAXLEAF PRIVET	LOW LOW MODERATE	5 GALLON 5 GALLON 5 GALLON
	FLAX FORM SHRUBS SUCH AS: NEW ZEALAND FLAX PHORUM 'BRONZE BART' DETICS RHODODES	NEW ZEALAND FLAX NEW ZEALAND FLAX FORTNIGHT DAILY	MODERATE MODERATE LOW	5 GALLON 5 GALLON 5 GALLON
	GRASSES LIKE PLANTS SUCH AS: MAHLBERGIA RIGENS STIPA TENISSIMA	BLUE OAT GRASSES DEER GRASS MEXICAN FEATHER GRASS	MODERATE LOW MODERATE	5 GALLON 5 GALLON 5 GALLON
	FLOWERING SHRUBS SUCH AS: RHAPHOLEPS L. 'INDIAN PRINCESS' ACROSTAPHIA 'THAMONY' LAVANULA A. 'HUMBELINA' LAVANULA A. 'HUMBELINA' LAVANULA A. 'HUMBELINA'	PINK INDIA HAWTHORN RED BURNING BUSH ENGLISH LAVENDER ORANGE LANTANA PINK CLOUT ROSES PINK CLOUT ROSES	LOW LOW LOW LOW MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON 5 GALLON
	VINES SUCH AS: BOUGAINVILLEA 'SAN DIEGO RED' TRACHELOSPERMUM JASMINOIDES CLYTOSTOMA CALLISTEODES	RED BOUGAINVILLEA STAR JASMINE VIOLET TRUMPET VINE	MODERATE MODERATE MODERATE	5 GALLON 5 GALLON 5 GALLON
	GROUNDCOVERS SUCH AS: ERODION KARVINKIANUS BIO-SWALE PLANTINGS: 33% BROMUS CARINATUS 33% FESTUCA CALIFORNICA 33% LULUM PERENNIS	SANTA BARBARA DANSEY CALIFORNIA BROME FERN REGRASS	MODERATE MODERATE MODERATE MODERATE	1 GALLON @ 30C FROM SEED FROM SEED FROM SEED

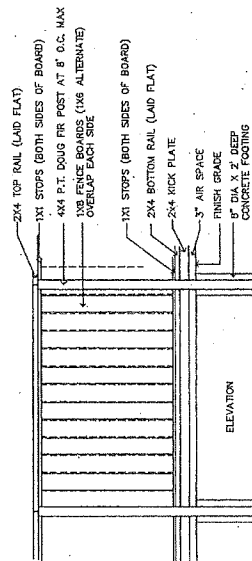
PRELIMINARY LANDSCAPE PLAN
TRACT 8210 VILLAREAL DRIVE
 CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA
 FOR: DBA BUILDERS, INC.

JAMES SWANSON - LANDSCAPE ARCHITECT
 5100-1B CLAYTON ROAD #186 - CONCORD, CALIFORNIA 94521
 PHONE: (925) 675-9640 FAX: (925) 675-9647



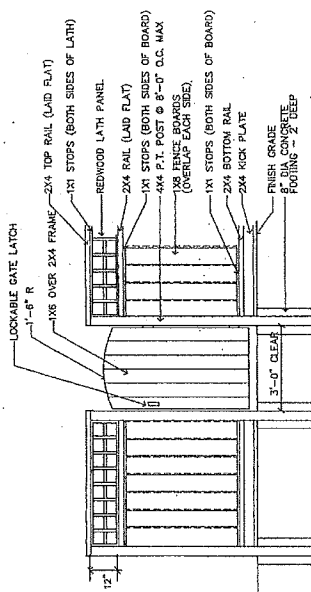
NOTE: ALL LUMBER TO BE ROUGH SAWN
REDWOOD UNLESS NOTED OTHERWISE.

Ⓐ 6' HIGH LATH FENCE
TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY



NOTE: ALL LUMBER TO BE ROUGH SAWN
REDWOOD UNLESS NOTED OTHERWISE.

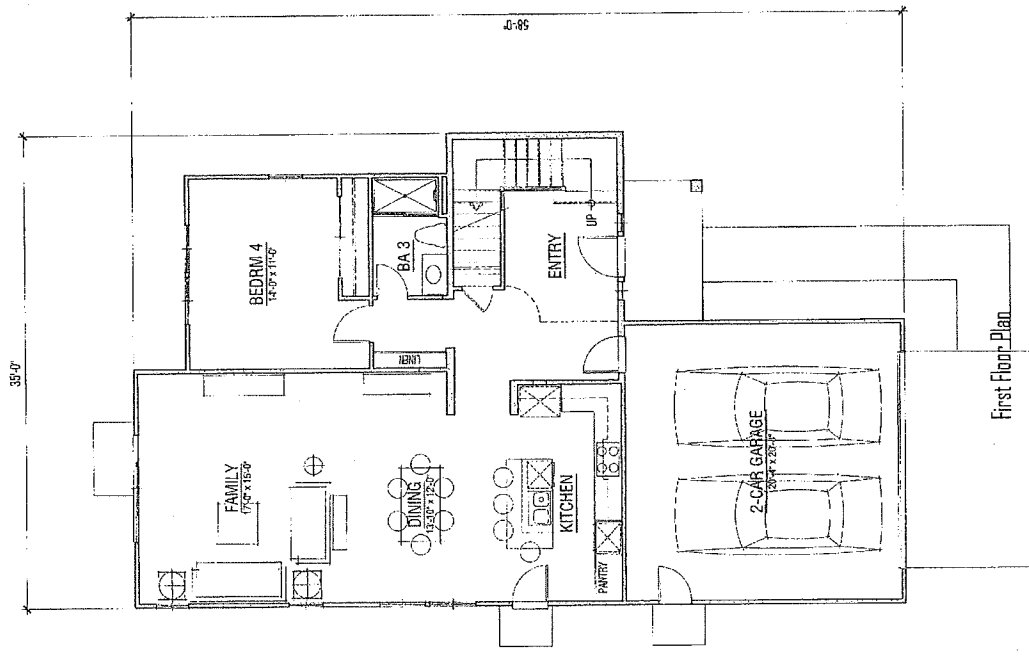
Ⓑ 6' HIGH PRIVACY FENCE
TO BE INSTALLED ON REAR & SIDE YARD LOT LINES



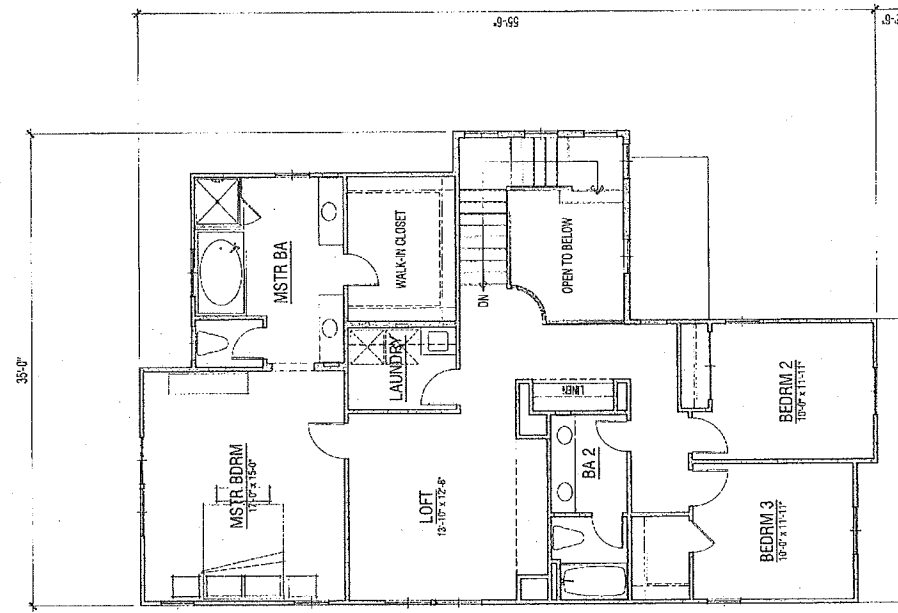
NOTE: ALL LUMBER TO BE ROUGH SAWN
REDWOOD UNLESS NOTED OTHERWISE.

Ⓒ 6' HIGH SIDE YARD GATE
TO BE INSTALLED ON ALL LOT LINES FACING STREET OR DRIVEWAY

PRELIMINARY LANDSCAPE PLAN
TRACT 8218 VILLAREAL DRIVE
CASTRO VALLEY, ALAMEDA COUNTY, CALIFORNIA
FOR DRG BUILDERS, INC.



First Floor Plan



Second Floor Plan

Lower Level Area 1166 Sq. Ft.
Upper Level Area 1374 Sq. Ft.
Total Area 2540 Sq. Ft.

Plan One
LOS 1, 3, 5 & 7

Tract 8218 Villareal Drive
Castro Valley, California
DRG Builders, Inc.

A1.1

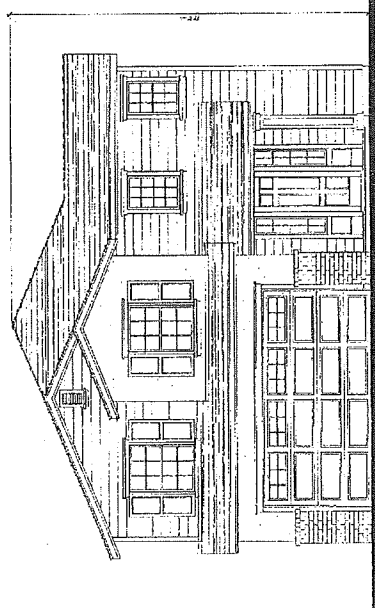
edward c. novak
ARCHITECT LEED AP
30 SULLY DRIVE, SUITE 100, CASTRO VALLEY, CA 94546
PH: (925) 938-1100 FAX: (925) 938-1101

0 2 4 8
SCALE: 1/4" = 1'-0"
SEPTEMBER 20, 2014

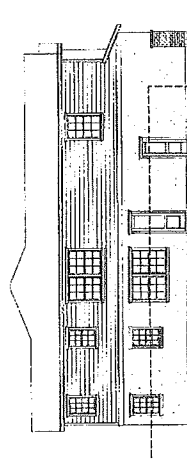
Exterior Materials

Roof:	High Profile Composition Shingle
Fascia:	Gutter of 2x6 Wood
Barge:	1x6 of 2x4 Wood
Walls:	3-Over Stucco
Trim:	Cementitious Lap Siding, 6" Exposure
	2x3 of 2x4 Head
	2x4 Jamb
	2x4 Sill w/ 2x4 Apron
	2x4 Corner Boards
Windows:	1x2 of 2x10 Belly Band
Doors:	Vinyl Frame w/ Dual Pane Glass
Garage Door:	Insulated Fiberglass Panel
Accents:	Insulated Metal Roll-up w/ Glazing
	Brick Veneer
	Square Porch Column
	Wood Shutters

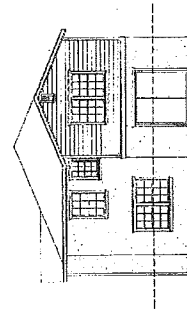
Note: Trim at stucco walls to be Stucco of Foam (size as indicated above). Trim at sided walls to be Wood.



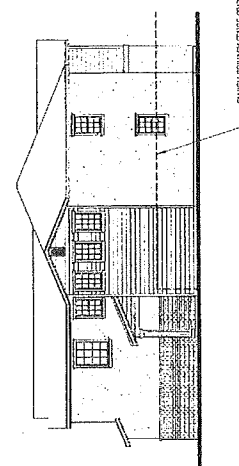
Front Elevation



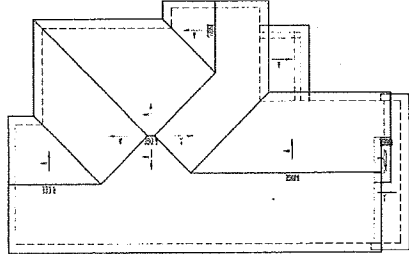
Left Side Elevation



Rear Elevation



Right Side Elevation



Roof Plan

Plan One - Traditional Elevation

Tract 8218 Villareal Drive
Gastro Valley, California
DRG Builders, Inc.

A1.2

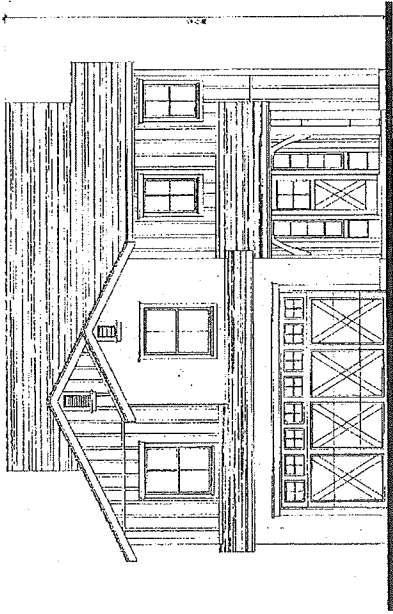
edward c. novak
ARCHITECT LEED AP
153 GILLETTE PLACE #108 LIVERMORE, CA 94550
PHONE: 925.255.4555 FAX: 925.255.4555

0 1 2 3 4 5
FOOT
DATE: 09-15-12
REVISED: 09-15-12

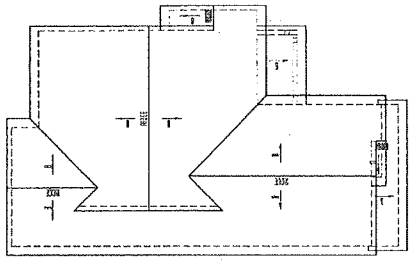
Exterior Materials

- Roof: High Profile Composition Shingle
- Fascia: Gutter w/ 2x6 Rafter Tails
- 2x6 Wood
- 3-Coat Stucco
- Board & Batt Siding
- 2x3 or 2x4 Head
- 2x4 Jamb
- 2x Sill or 2x Wood Apron
- 2x10 Wood Bally Band
- 2x6 Wood Corner Boards
- Windows: Vinyl Frame w/ Dual Pane Glass
- Doors: Insulated Fiberglass Panel
- Garage Door: Garage Door
- Accents: Heavy Timber Columns @ Porch

Note: Trim at stucco walls to be Stucco or Foam (size as indicated above). Trim at sided walls to be Wood.

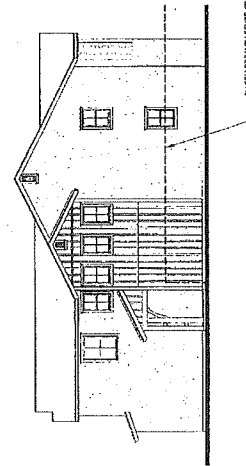


Front Elevation

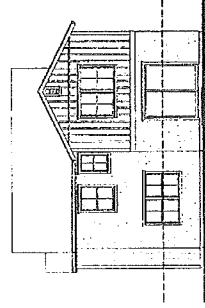


0 2 4 8
1 1/2 3 6
Feet

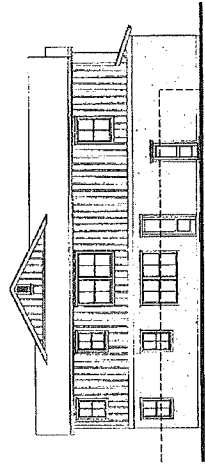
Roof Plan
SCALE: 1/8" = 1'-0"



Right Side Elevation
SCALE: 1/8" = 1'-0"



Rear Elevation
SCALE: 1/8" = 1'-0"



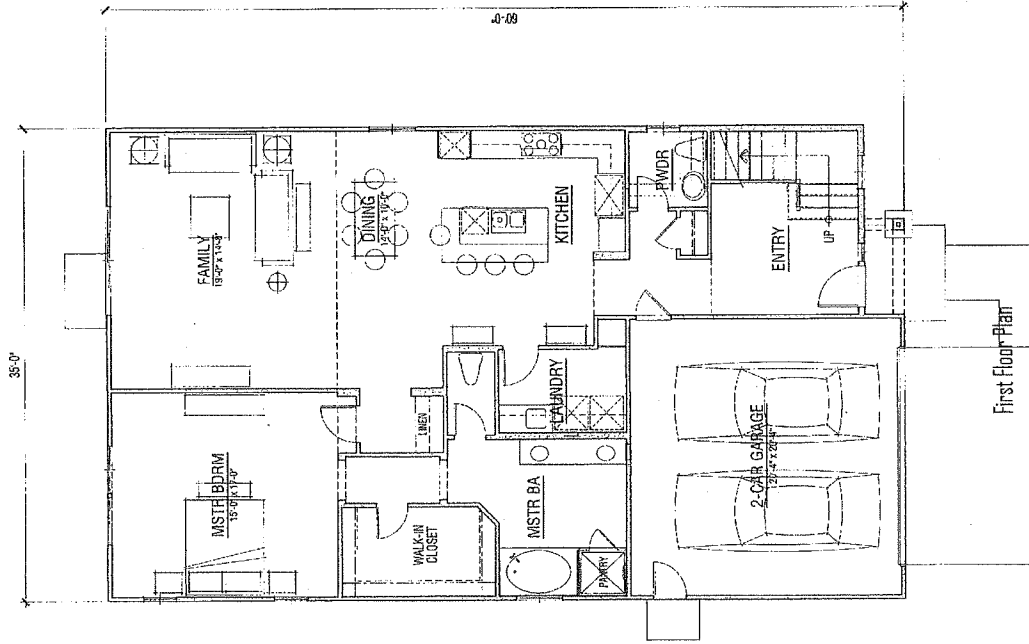
Left Side Elevation
SCALE: 1/8" = 1'-0"

Plan One - Farmhouse Elevation

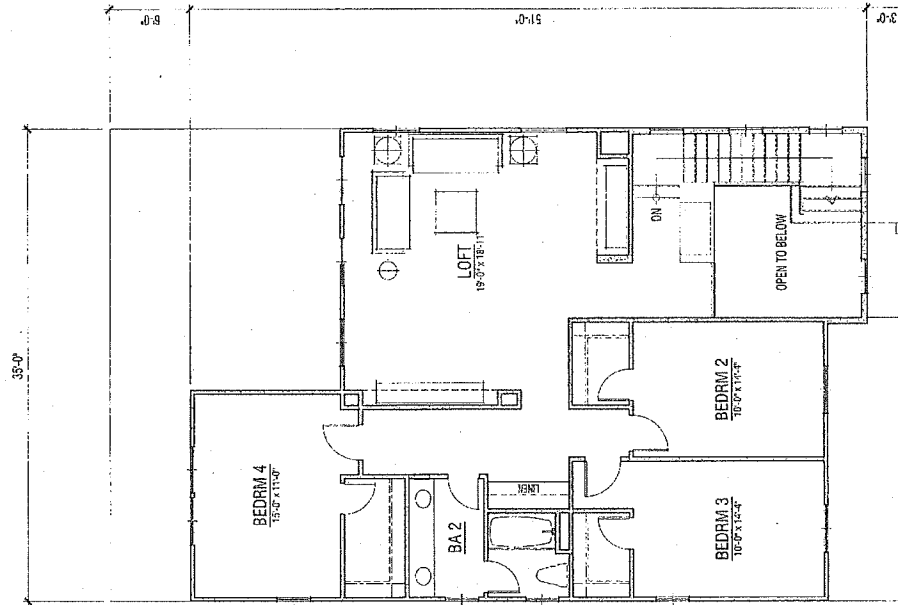
Tract 8218 Villareal Drive
Castro Valley, California
DRG Builders, Inc.

edward c. novak
ARCHITECT LEED AP
150 LITTLE ROCK AVENUE, SUITE 200
SAN FRANCISCO, CA 94102
415.774.2222

A1.3



First Floor Plan



Second Floor Plan

Lower Level Area	1628 Sqr. Ft.
Upper Level Area	1310 Sqr. Ft.
Total Area	2938 Sqr. Ft.

Plan Two
LWS 2.4.0.8.8

Treet 8218 - Villareal Drive
Castro Valley, California
DRG Builders, Inc.

A2.1

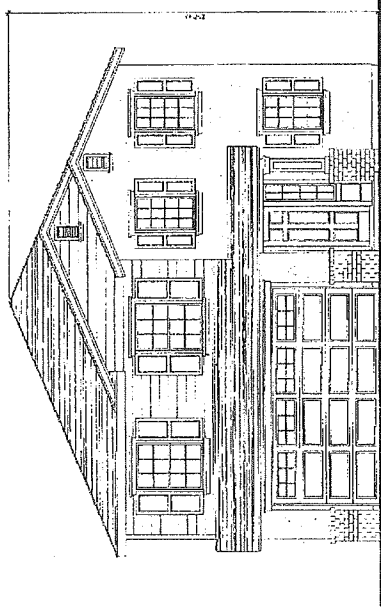
edward c. novak
ARCHITECT, LEED AP
183 GALETTA PLACE #108, LIVERMORE, CA 94550
925.451.1234
ecnovak@earthlink.net



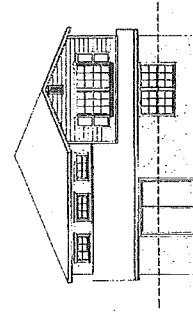
Exterior Materials

Roof:	High Profile Composition Shingle
Fascia:	Fascia Gutter w/ 2x8 Wood
Barge:	1x6 w/ 2x8 Wood
Walls:	3 Coat Stucco
Trim:	Cementitious Lap Siding, 6" Exposure
	2x3 w/ 2x4 Head
	2x4 Jamb
	2x Sill w/ 2x4 Apron
	2x4 Corner Boards
	1x2 w/ 2x10 Belly Band
Windows:	Vinyl Frame w/ Dual Pane Glass
Door:	Insulated Fiberglass Panel
Garage Door:	Insulated Metal Roll-up w/ Glazing
Accents:	Brick Veneer
	Square Porch Column
	Wood Shutters

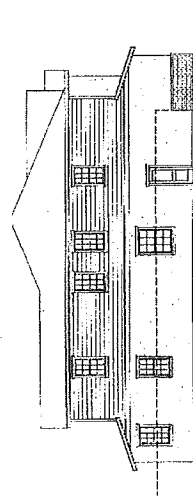
Note: Trim as stucco walls to be Stucco or Foam (size as indicated above). Trim at sided walls to be Wood.



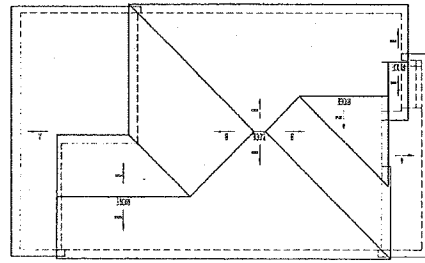
Front Elevation



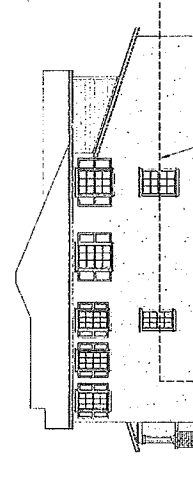
Rear Elevation
SCALE: 1/8" = 1'-0"



Left Side Elevation
SCALE: 1/8" = 1'-0"



Roof Plan
SCALE: 1/8" = 1'-0"



Right Side Elevation
SCALE: 1/8" = 1'-0"

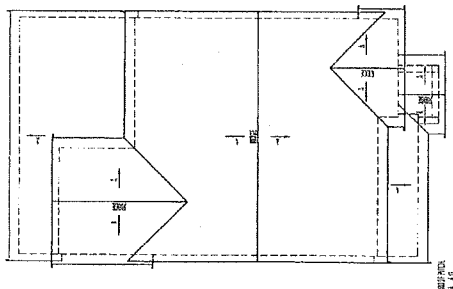
Plan One - Traditional Elevation

Tract 8218 Villareal Drive
Castro Valley, California
DRG Builders, Inc.

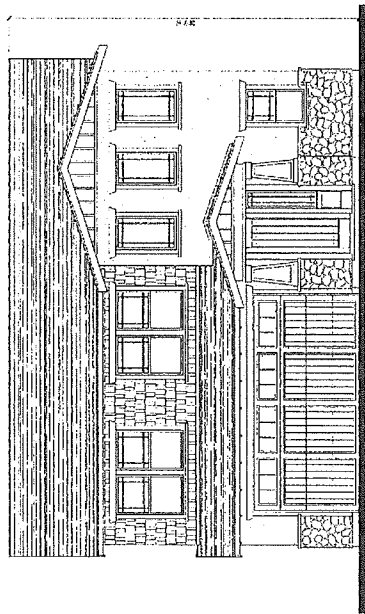
A2.2

edward c. novak
ARCHITECT LEED AP
150 GILLETTE PLACE #100 LIVERMORE, CA 94550
PHONE: 925.455.5500 FAX: 925.455.5501

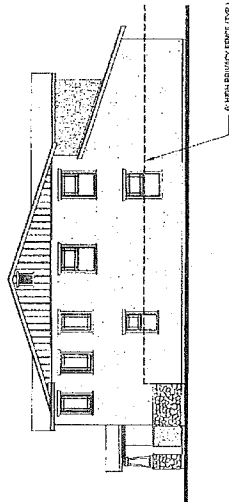
0 2 4 8
SCALE: 1/4" = 1'-0"
SEPTEMBER 30, 2014



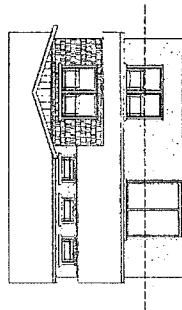
Roof Plan
SCALE: 1/8" = 1'-0"



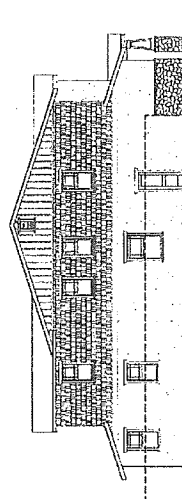
Front Elevation



Right Side Elevation
SCALE: 1/8" = 1'-0"



Rear Elevation
SCALE: 1/8" = 1'-0"



Left Side Elevation
SCALE: 1/8" = 1'-0"

Plan One - Craftsman Elevation

Exterior Materials

- Roof: High Profile Composition Shingle
- Fascia: Fascia Gutter w/ 2x6 Rafter Tails
- Barge: 2x6 Wood
- Walls: 3-Coat Stucco
- Trim: Cementitious Shingle Siding, 1" Exposure
- 2x6 Head
- 2x4 Jamb
- 2x4 Sill
- 2x10 Wood Belly Band
- Windows: Vinyl Frame w/ Dual Pane Glass
- Doors: Insulated Fiberglass Panel
- Garage Door: Insulated Metal Roll-up w/ Glazing
- Accents: Simulated Stone Veneer, River Rock
- Tapered Porch Columns
- Board & Bat Siding @ Gables

Note: Trim at stucco walls to be Stucco or Foam (size as indicated above). Trim at Sider walls to be Wood.